

2023



City of Port St. Lucie, Florida
**Annual Comprehensive
Financial Report**

For Fiscal Year Ended September 30, 2023

The Sandhill Crane is a majestic bird known for its impressive stature and distinctive bugling calls. With a height reaching up to four feet, these elegant cranes feature predominantly gray plumage, a crimson crown, and a long neck, adding to their regal appearance. Sandhill Cranes exhibit remarkable fidelity, often forming lifelong monogamous partnerships. Found in wetlands, grasslands, and agricultural fields, Sandhill Cranes play a vital role in ecosystems as they forage for grains, small vertebrates, and invertebrates. Their distinctive presence and unique behaviors make them a cherished and iconic member of the Port St. Lucie community.



Annual Comprehensive Financial Report

Year Ended September 30, 2023
City of Port St. Lucie, Florida



Prepared by:
The Finance Department



City of Port St. Lucie, Florida

For the Year Ended September 30, 2023

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INTRODUCTORY SECTION



PORT ST. LUCIE
HEART OF THE TREASURE COAST



May 31, 2024

Honorable Mayor, Members of the
City Council, and Citizens of the
City of Port St. Lucie, Florida

The Annual Comprehensive Financial Report (ACFR) of the City of Port St. Lucie, Florida for the fiscal year ended September 30, 2023, is submitted herewith, fulfilling the requirements of the City Charter, Florida Statutes and the Rules of the Auditor General of the State of Florida. The organization, form, and contents of this report plus the accompanying financial statements and statistical tables are prepared by the Finance Department of the City in accordance with generally accepted accounting principles (GAAP) for state and local governments and as prescribed by the Governmental Accounting Standards Board (GASB). Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

The City is responsible for establishing and maintaining a comprehensive internal controls framework that is designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, the reliability of financial records for preparing financial statements, and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. It is our belief that the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

We believe the data as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain a comprehensive understanding of the City's financial activity have been included.

Florida Statutes require an independent certified public accountant's financial audit of cities in the State. The City's financial statements have been audited by MSL P.A., a firm of licensed certified public accountants. The independent audit was performed to provide reasonable assurance that the financial statements are free of material misstatement for the fiscal year ended September 30, 2023.

The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering unmodified opinions that the City's financial statements for the fiscal year ended September 30, 2023 are fairly presented in conformity with GAAP. The independent auditor's report is located at the front of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated “Single Audit” designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government’s internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. The Single Audit Section is the last section of this report. Management’s Discussion and Analysis (MD&A) immediately follows the independent auditor’s report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A compliments this letter of transmittal and should be read in conjunction with it.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities), as found in the basic financial statements, report information on all of the non-fiduciary activities of the primary government and its component units. The purpose of the government-wide financial statements is to provide a consolidated financial picture of all City activities. Governmental activities which normally are supported by taxes and intergovernmental revenues are reported separately from business-type activities, which rely mostly on fees and charges for service for support.

The Reporting Entity and Services

The City of Port St. Lucie is the most populous City in St. Lucie County. It was incorporated in 1961 and is located near the Atlantic Ocean on the southeast coast of Florida. It is situated in the southern part of St. Lucie County which lies between Indian River County to the north and Martin County to the south. The City currently occupies 121 square miles. The population as reported in the 2020 Census was 204,851 and the estimated population of the City as of April 1, 2023 was 239,653 (information supplied by the State of Florida Office of Economic & Demographic Research). In the early 2000’s, the City was considered the fastest growing community in both the state and the country. The City is growing at a more sustainable pace and per the latest population estimates; the City is the 6th largest City in the State. The City of Port St. Lucie is empowered to levy a property tax on both real and personal property located within its boundaries. It is also empowered by state statutes to extend its corporate limits by annexation, which it has done from time to time.

Form of Government

The City of Port St. Lucie is strategically located 100 miles north of the City of Miami, 50 miles north of the City of West Palm Beach and 120 miles south of the City of Orlando. The City is served by three major north-south Florida highways: Interstate 95, the Florida Turnpike, and U.S. Highway No. 1, and is located near a seaport, an international airport, and has railway access.

The City was created under the Laws of Florida Act 61-2721 and operates under a Council/Manager form of government. The City Council, comprised of four council members and the mayor, is the principal legislative and governing body of the City. Council members and the mayor serve four year terms with staggered elections held every two years.

The City Manager is the Chief Administrative Officer of the City and is responsible to the City Council. The City Manager oversees the day-to-day operations, makes policy recommendations to the City Council and performs other duties assigned to him by the City Council including the preparation of the annual budget and the City’s five-year capital improvement plan.

The City provides a broad range of municipal services including police protection, code inspection and compliance, planning and zoning, community and economic development, construction and maintenance of transportation facilities, recreational and cultural activities, emergency preparedness management, water and wastewater utilities, stormwater management and general and administrative support. Independent taxing agencies provide fire protection and education services.

Financial Reporting Entity

This report includes all funds of the City that are controlled by or are dependent on the City Council. The City also exercises oversight and financial responsibility for the Port St. Lucie Governmental Finance Corporation, the Port St. Lucie Community Redevelopment Agency and the Port St. Lucie Municipal Police Officers' Retirement Trust Fund. Accordingly, these activities are included in the City's financial statements. Additional information on these three legally separate entities can be found in Note 1 - A in the notes to the financial statements.

Annual budgets for all funds of the City are adopted by the City Council each year. The annual budget serves as the foundation for the City's financial planning and control. The budget is legally enacted through the passage of an ordinance by City Council on or before the end of September of the fiscal year currently ending. The level of budgetary control is the department. The City Manager is authorized to transfer budgeted amounts within departments of any fund. Revisions that alter the budgeted totals of any fund require approval of the City Council. Encumbrance accounting is utilized in governmental funds in order to reserve the encumbered portion of the appropriation. Encumbrances outstanding at year end are reported as reservations to fund balance and are re-appropriated as part of the following year's budget.

Economic Condition and the Local Economy

The City's population in 2023 was estimated at 239,653. The 2023 estimate represents a 17% increase over the 2020 census population of 204,851. According to the Bureau of Economic and Business Research, the City ranked 2nd in population change for Cities in Florida, with an increase of 34,802 over the 2020 census population of 204,851.

Despite nationwide trends, the City's unemployment rate remained relatively low at 3.3% in December 2023, compared to 3.7% for the US and 3.1% for Florida. Key sectors driving the local economy include healthcare, education, and local government.

The City has witnessed ongoing construction activity, with 3,794 permits issued for new single-family residential and commercial buildings in fiscal year 2023, returning to pre-pandemic levels. This growth in construction is expected to positively impact the City's ad valorem tax base in the coming years, further supporting its economic development.

Port St. Lucie's housing market has seen a significant increase in demand, with the median sales price of single-family homes rising by 55.1% from 2020 to 2023. Despite this surge, building permits have remained consistent with pre-pandemic levels. Contributing factors to this demand include the city's low crime rate, improved local school grades, and affordability compared to neighboring communities. These factors collectively make Port St. Lucie an attractive option for homebuyers seeking safety, quality education, and affordable housing, driving continued growth in the housing market.

Port St. Lucie boasts a diverse range of recreational and educational amenities. As the spring training home of the New York Mets and the base for the St. Lucie Mets, baseball enthusiasts enjoy premier sports experiences. Additionally, the City is home to the Professional Golf Association at PGA Village, featuring three top-notch golf courses for enthusiasts of the sport.

For higher education, Port St. Lucie offers facilities from esteemed institutions such as Indian River State College and Keiser University, providing residents with excellent opportunities for furthering their education and professional development. These institutions contribute to the City's intellectual capital and further enhance its appeal as a desirable place to live and work.

Port St. Lucie acquired 1,200 acres of Southern Grove in 2018 and has since attracted major national companies like FedEx, Amazon, Cheney Brothers, and Accel International Holdings. This has resulted in over five million square feet of current and future development, contributing to the City's goal of creating a diverse economy and employment opportunities. Companies like Accel International Holdings, Cheney Brothers, OCULUS Surgical, and Amazon are expanding or building new facilities, bringing hundreds of new jobs to the area. The ongoing development in Legacy Park and other parcels within Southern Grove signifies significant growth and investment in Port St. Lucie's economy. In 2023, a handful of projects in Southern Grove generated over \$3 million in tax revenue and created approximately 1,400 jobs, with a total payroll estimated to be nearly \$53 million.

Strategic Plan

The Port St. Lucie City Council continues to utilize strategic planning to guide the future of the City. In April of 2022, the City Council updated its Strategic Plan that identifies seven main goals along with strategic initiative and projects to support the overall goals:

- Safe, Clean and Beautiful;
- Vibrant Neighborhoods;
- Smart & Connected City;
- Diverse Economy and Employment Opportunities;
- High Quality Infrastructure and Facilities;
- Culture, Nature and Fun Activities and
- High Performing City Government Organization

The City Council previously adopted the following vision for our future:

Port St. Lucie has Great Neighborhoods; excellent Educational Opportunities for lifelong learning; a Diverse Local Economy and Employment options; Convenient Transportation; unique natural resources including the St. Lucie River; and Leisure Opportunities for an Active Lifestyle.

Port St. Lucie is a Safe, Beautiful, and Prosperous City for All People – Your Hometown.

The work of the City is centered in the City's mission:

“to provide exceptional municipal services that are responsive to the community and to plan for smart and balanced growth while acting in a financially responsible manner.”

The City's staff has embraced this strategic plan which drives our daily activities. From top to bottom, we are committed to realizing these goals.

Budget Outlook

After ten years of increasing property values and favorable economic indicators, the local economy continues to grow. For the tenth year in a row, the City's taxable value has increased. The tax base increased by 22.91% over the estimated adjusted value, because of increased growth and property appreciation, from \$16.2 billion (FY 22/23) to \$20 billion (FY 23/24). As a result of the increase in assessed values, the City Council reduced the millage tax rates by 0.1000 mills for Fiscal Year 2023-2024, reducing the total City tax rate from 5.3000 to 5.2000.

The Building Department saw permitting activity stabilize at pre-pandemic levels. In 2023, the Department had issued 54,461 permits. Of those, 3,794 were for single-family residences. In the City, there are 140,315 approved residential units. Of those approved residential units, nearly 45,000 units have yet to be built.

The long range General Fund model assumes a modest level of taxable value increase going into future years and increases to other economic revenues. Fund Balance Contingencies are being budgeted at 17% or greater. This sound financial picture is allowing the City Council to enhance the level of service being provided. With the City continuing to be in a strong position to fund its financial obligations, it is anticipated that the City's credit ratings will achieve higher classifications.

Current and Long-Term Capital Improvements

The City of Port St. Lucie Capital Improvement Program is a multi-year plan used to identify needed capital projects and to coordinate financing and timing of the capital additions necessary to complement the City's growth and comply with the growth requirements Management Act. Ongoing funding sources for capital improvements include a portion of the ad valorem taxes levied each year by the City, a 0.2313 county-wide tax levy dedicated to parks, the 6 cent, 2 cent, and 3 cent local option gas taxes imposed by County Ordinance, mobility fees, parks impact fees, and public building impact fees. Grants and bond proceeds will also fund specific capital improvements, such as a Public Works Building, two Regional Parks, and a Police Training Facility. Major capital projects planned for the next five years are estimated to cost \$385.4 million in total and include:

- \$ 75.1 million Utility System upgrades
- \$ 11.1 million Sidewalk Improvements
- \$ 28.4 million Torino Regional Park, The Port Project, Traditional Regional Park
- \$ 40.5 million Street Resurfacing Projects
- \$21.3 million Facilities Maintenance
- \$152.2 million Other Projects

I want to thank the staff of the Finance Department for their efforts in preparing this report and all City departments for their cooperation and assistance throughout the past year. I also want to thank the City Manager and his staff and the Mayor and City Council for providing leadership and taking necessary actions to continue a standard of financial excellence for the City.

Respectfully Submitted,



Stephen Okiye, CPA
Finance Director

City Council



Shannon M. Martin
Mayor



Jolien Caraballo
Vice Mayor, District 4



Stephanie Morgan
Councilmember, District 1



David Pickett
Councilmember, District 2



Anthony Bonna
Councilmember, District 3

Our Vision



**Port St. Lucie is a Safe, Beautiful,
and Prosperous City for All People
- Your Hometown."**

City of Port St. Lucie

APPOINTED OFFICIALS

Jesus Merejo, City Manager

James Stokes, City Attorney

ADMINISTRATION

David Graham, Assistant City Manager

Teresa Lamar-Sarno, Assistant City Manager

Kristina Ciuperger, Deputy City Manager

Kate Parmelee, Director of Strategic Initiatives & Innovation

Stephen Okiye, Finance Director/City Treasurer

Carmen Capezzuto, Neighborhood Services Director

Caroline Sturgis, Office of Management and Budget Director

Elijah Wooten, Economic Development Administrator

Colt Schwerdt, Acting Public Works Director

Jennifer Davis, CRA Director

Joel A. Dramis, Building Official

Kevin Matyjaszek, Utility Systems Director

Linda McCarthy, MIDFLORIDA Credit Union Event Center Director

Mary Savage-Dunham, Planning & Zoning Director

Natalie Cabrera, Human Resources Director

Nathaniel Rubel, Assistant Procurement Director

Renee Major, Risk Management Director

Richard Del Toro Jr., Acting Chief of Police

Roger Jacob, Facilities Maintenance Director

Sally Walsh, City Clerk

Sarah Prohaska, Communications Director

Sherman Conrad, Parks & Recreation Director

William Jones, Chief Information Officer



City Manager

Senior Executive Administrator

Assistant City Manager

Assistant City Manager

Deputy City Manager Strategic Initiatives & Innovation

Deputy City Manager

Information Technology

City Clerk

Event Center

Economic Development Administrator

Half-Cent Sales Tax Committee

Citizens Advisory Committee

Executive Assistant

Public Works

Building

Facilities

Human Resources

Planning & Zoning

Police

Utility Systems

Financial Management

Solid Waste

Grants & Strategic Initiatives Project Manager

Executive Assistant / Project Coordinator

CRA / GFC

Special Assistant to the City Manager

Parks & Recreation

Communications

Neighborhood Services

Office of Management & Budget

Emergency Management





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Port St. Lucie
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION



PORT ST. LUCIE
HEART OF THE TREASURE COAST



INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida (the "City") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Municipal Police Officers Pension Trust Fund, which represents 85% of the assets and net position, and 81% of the total additions of the retirement trust funds as of September 30, 2023, and the respective changes insofar as it relates to the amounts included for retirement trust funds, based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

INDEPENDENT AUDITOR'S REPORT
(Continued)

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Emphasis-of-Matter

As discussed in Note 3.J to the financial statements, in the fiscal year ended September 30, 2023, the City adopted the provisions of Government Accounting Standards Board Statement ("GASBS") Number 96, *Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

INDEPENDENT AUDITOR'S REPORT
(Continued)

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements as a whole. The Combining Statements and Schedules section, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining Statements and Schedules section is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and the statistical section, as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

INDEPENDENT AUDITOR'S REPORT
(Concluded)

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

MSL, P.A.

Certified Public Accountants

Fort Lauderdale, Florida
May 31, 2024

MANAGEMENT'S DISCUSSION & ANALYSIS



PORT ST. LUCIE
HEART OF THE TREASURE COAST

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

As management of the City of Port St. Lucie, Florida, we offer the following narrative overview and analysis of the financial activities of the City of Port St. Lucie, Florida (the City) for the fiscal year ended September 30, 2023. Readers are encouraged to consider this overview and analysis in combination with the basic financial statements and notes to the financial statements.

FINANCIAL HIGHLIGHTS

- Total assets and deferred outflows of resources of the City exceeded its total liabilities and deferred inflows of resources at the close of fiscal year 2023 by \$1,472 million (net position). Of this amount, \$199 million represents unrestricted net position which is available to meet the government's ongoing obligations to citizens and creditors.

- The City's total net position for governmental activities increased by \$48 million. Capital assets increased \$17 million due to additions to construction in progress for Floresta Drive and Port St. Lucie Boulevard improvement projects. Long term liabilities decreased \$21 million due to savings of \$9 million from refunding the General Obligation and Refunding Bonds, Series 2014, annual debt service payments of \$10 million, and payment in full with available funds of the Special Assessment District Bonds, Series 2005A, St. Lucie Land Holdings Bonds of \$5 million.

- At the close of fiscal year 2023, the City's governmental funds reported a combined ending fund balance of \$324.4 million, an increase of \$17.6 million from fiscal year 2022. The majority of this increase was \$11 million in the General Fund that was committed for the Port St. Lucie Boulevard Road Improvement Project. In addition, there were interfund transfers of ARPA funds from the General Fund to the General CIP Fund - \$5.9 million for Hegener Drive and \$4.5 million for fiber infrastructure.

- The City's business-type activity funds reported a combined ending net position of \$595.6 million, an increase of \$72.6 million over the prior fiscal year which included an increase in capital assets of \$45 million. Increased capital contributions from developers of \$21 million, additions to construction in progress of \$16 million including Floresta Boulevard utility improvements of \$8 million and the Westport expansion project of \$6 million, and additions to the water and sewer distribution system of \$10 million can be attributed to this change in net position. Long term liabilities decreased \$18 million due to savings of \$4 million from refunding the Series 2014 Utility Refunding Revenue Bonds and annual debt service payments of \$15 million.

- Total assets for the City increased \$22 million for governmental activities and \$47 million for business-type activities. The majority of the increase was in capital assets for governmental activities of \$17 million and in business-type activities of \$45 million which was discussed above.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

The *Statement of Net Position* presents information on all of the City assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the components as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the City's financial position is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This is the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of these government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services, and culture and recreation. The business-type activities of the City include the water and wastewater utility system, the stormwater utility system, and the golf course.

The government-wide financial statements can be found beginning on page 28 of this report.

GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS

The following tables, graphs, and analysis discuss the financial position and changes to the financial position for the City as a whole for and as of the year ended September 30, 2023.

As noted above, net position may serve over time as a useful indicator of a government's financial position. The City's net position, the amount by which assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources, was \$1,472 million at September 30, 2023, an increase of \$120 million, or 8.9%, over fiscal year 2022. Total net position for governmental activities increased \$48 million and total net position for business-type activities increased \$73 million. The increase in net position can be attributed to increased activity in CIP projects in the Half Cent Sales Tax Fund and the Water and Sewer Utility Fund. Also, there were two bond refundings that decreased long term liabilities in both governmental funds and business type activities.

The largest portion of the City's net position, \$889 million, reflects its investment in capital assets, e.g., land, buildings, improvements, equipment, and infrastructure, less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The following table summarizes page 28, the detailed Statement of Net Position.

The restricted portion of the City's net position, \$383 million, represents resources that are subject to external restrictions on how they may be used. Such restrictions include debt service payments, development impact fees restricted to growth-related projects, other capital projects, and required reserves. The remaining unrestricted portion of the City's net position, \$199 million, may be used to meet current and ongoing obligations.

At the end of the fiscal year, the City had positive balances in all three categories of net positions, 1) net investment in capital assets, 2) restricted, and 3) unrestricted for the total government and the business-type activities.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

City of Port St. Lucie, Florida
Net Position as of September 30,
(in thousands)

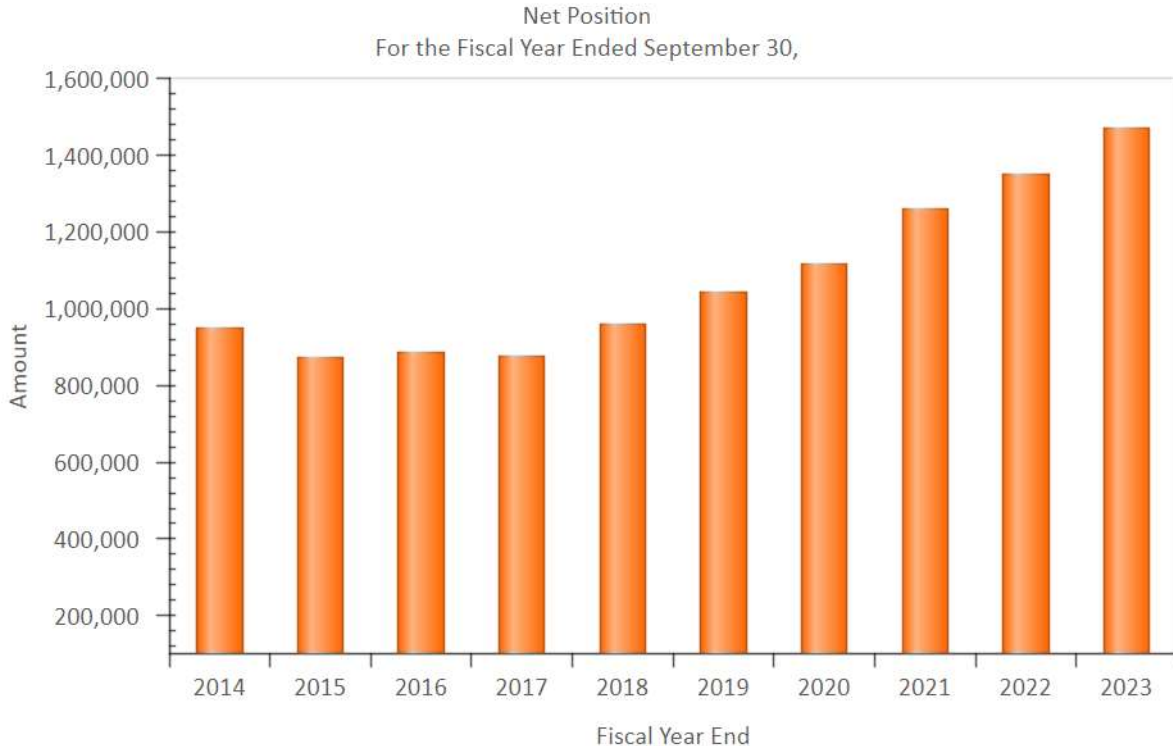
	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Assets:						
Current and other assets	\$ 515,685	\$ 510,237	\$ 239,138	\$ 236,914	\$ 754,823	\$ 747,151
Capital assets	<u>781,455</u>	<u>764,542</u>	<u>742,455</u>	<u>697,732</u>	<u>1,523,910</u>	<u>1,462,274</u>
Total assets	1,297,140	1,274,779	981,593	934,646	2,278,733	2,209,425
Deferred outflows	<u>38,467</u>	<u>44,842</u>	<u>13,705</u>	<u>14,429</u>	<u>52,172</u>	<u>59,271</u>
Liabilities:						
Other liabilities	53,294	61,793	18,064	25,023	71,358	86,816
Long-term liabilities outstanding	<u>399,483</u>	<u>420,158</u>	<u>376,868</u>	<u>395,141</u>	<u>776,351</u>	<u>815,299</u>
Total liabilities	452,777	481,951	394,932	420,164	847,709	902,115
Deferred inflows	<u>6,608</u>	<u>9,185</u>	<u>4,692</u>	<u>5,763</u>	<u>11,300</u>	<u>14,948</u>
Net position:						
Net investment in capital assets	502,428	487,156	386,898	314,583	889,326	801,739
Restricted	309,927	306,259	73,542	90,741	383,469	397,000
Unrestricted	<u>63,867</u>	<u>35,070</u>	<u>135,234</u>	<u>117,824</u>	<u>199,101</u>	<u>152,894</u>
Total net position	<u>\$ 876,222</u>	<u>\$ 828,485</u>	<u>\$ 595,674</u>	<u>\$ 523,148</u>	<u>\$ 1,471,896</u>	<u>\$ 1,351,633</u>

Over time, increases and decrease in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The purpose of the City is not to accumulate net position, however, as this amount increases it may indicate that the financial position of the City is improving over time.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

The bar chart below shows the City's Net Position over the past ten years:



Capital Assets. The City's capital assets for the fiscal year ended September 30, 2023, totaled \$1,524 million, net of accumulated depreciation. This represents an increase of \$62 million from prior fiscal year, an increase of \$17 million for Governmental Activities and an increase of \$45 million for Business-Type Activities. Increased capital purchases in governmental funds included \$15 million for the Floresta Drive Corridor Improvement Project. This project will help with future traffic volumes while helping preserve the integrity of the neighborhood. The project will improve safety, enhance pedestrian and bicycle movements, alleviate congestion, and provide more efficient traffic flow. This project is possible thanks to the voters of St. Lucie County and the City of Port St. Lucie approving the one-half cent sales tax referendum in November 2018. The Floresta Drive Corridor Project is one of the priority projects funded and the first major project undertaken. A total of \$25 million is dedicated towards the three phases of the project. In addition, \$6 million was spent on The Port District Project. Located along the North Fork of the St. Lucie River, The Port District will feature spaces for events, a canoe and kayak launch, trails, preserves, and more. Construction on Pioneer Park, The Port's riverfront park and playground was in full swing in 2023. Improvements other than building continues to increase in governmental funds due to other road and sidewalk projects funded by the Half Cent Sales Tax Fund. The Water and Sewer Utility Fund continues to work on CIP projects funded by the 2021 Revenue Bonds which resulted in the increase in capital assets in business type activities. Developer Contributions increased \$21 million in 2023 which explains the increase in Water and Sewer system assets. Construction in Progress increased \$16 million which includes \$6 million for the Westport Wastewater Treatment Facility expansion and \$7 million for utility projects related to the Floresta Drive Corridor Improvement Project. In addition, water and sewer utility projects were completed and moved from construction in progress to the water and sewer system capital asset accounts.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

The following table provides a detailed listing of the City's capital assets, net of accumulated depreciation.

	City of Port St. Lucie, Florida Capital Assets (net of depreciation) as of September 30, (in thousands)					
	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Land	\$ 163,850	\$ 163,485	\$ 56,474	\$ 56,186	\$ 220,324	\$ 219,671
Buildings	77,812	80,372	9,654	9,915	87,466	90,287
Improvements other than buildings	82,493	70,588	11,523	9,589	94,016	80,177
Machinery and equipment	15,903	13,290	13,953	13,284	29,856	26,574
Intangible	90	108	184	293	274	401
Infrastructure	408,397	425,580	19,153	19,855	427,550	445,435
Plant	-	-	186,988	191,574	186,988	191,574
Water & sewer system	-	-	411,103	380,404	411,103	380,404
Construction in progress	29,713	10,573	32,304	16,546	62,017	27,119
Right to use lease assets	190	546	52	89	242	635
SBITA	3,007	-	1,067	-	4,074	-
Total Capital Assets	<u>\$ 781,455</u>	<u>\$ 764,542</u>	<u>\$ 742,455</u>	<u>\$ 697,735</u>	<u>\$ 1,523,910</u>	<u>\$ 1,462,277</u>

Additional information regarding the City's capital assets can be found in Note 3 (E) of the financial statements.

Long-term Liabilities. The City has been concentrating on reducing outstanding debt as quickly as possible. As shown in the schedule on the next page, the City had a net decrease of \$38.7 million in long-term debt due to refunding both the General Obligation & Refunding Bonds, Series 2014 in May and the Series 2014 Utility Refunding Revenue Bonds in June. The net present value savings was \$3.7 million and \$2.8 million respectively.

General obligation (GO) bonds are backed by the full faith and credit of the City. In Florida, GO bonds can only be issued through a majority vote of our constituents. The current GO bonds are associated with the major capital project, Crosstown Parkway which was completed in 2020.

The special assessment debt was issued to aid in development of certain areas within the City by building the infrastructure: streets, electric, water, and sewer. Property owners pay for these improvements through assessments on their tax bill. Special assessment debt was reduced by (8.0)% or \$(9.2) million by required principal payments and utilizing excess special assessment collections for an early call of outstanding principal for the Series 2005A, St. Lucie Land Holdings Special Assessment District Bonds. The final principal payment of \$515 thousand was made in 2023 for the Special Assessment District Series 2003 D, East Lake Village Bonds.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

Revenue bonds are backed by the specific revenue pledged and not the full faith and credit of the City. These bonds are largely related to water, sewer, and stormwater activities and will be paid from user fees. Revenue bonds decreased (5.8)% or \$(28.0) million during the year. The net decrease was a result of the scheduled principal payments due in 2023 of \$24 million and a reduction of principal balance of \$3.7 million due to the Series 2023 Utility System Refunding Revenue Bonds.

	City of Port St. Lucie, Florida Long-Term Liabilities as of September 30, (in thousands)					
	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
General obligation bonds	\$ 75,695	\$ 84,650	\$ -	\$ -	\$ 75,695	\$ 84,650
Special assessment bonds	105,625	114,845	-	-	105,625	114,845
Revenue bonds	137,515	147,365	320,640	339,060	458,155	486,425
Compensated absences	13,475	12,726	4,038	3,962	17,513	16,688
Leases	170	532	52	89	222	621
Direct placement bank loan	-	-	14,280	15,455	14,280	15,455
Unamortized bond premiums	13,695	12,206	25,783	27,932	39,478	40,138
Net pension liability	30,681	34,284	-	-	30,681	34,284
Net other post employment benefits	19,720	13,549	9,294	6,743	29,014	20,292
Subscription Based Liabilities	2,908	-	1,109	-	4,017	-
Total long term liabilities	\$ 399,484	\$ 420,157	\$ 375,196	\$ 393,241	\$ 774,680	\$ 813,398

Additional information on the City's long-term debt can be found in the Notes to the Financial Statements, Note 3 (L), Long-Term Liabilities.

All the City's outstanding bonds are rated by at least one of the nationally recognized rating agencies. As the City has been moving forward with the issuance of the refunding bonds, Standard & Poor's (S&P) Global provided ratings. Ratings on the City's bonds are as follows:

Bond Type	S&P	Moody's	Fitch
General Obligation	AA	Aa3	No rating
Water and Sewer	AA	A1	AA
Stormwater	No rating	Aa3	No rating
CBA Non Ad Valorem	AA	No rating	No rating
Sales Tax	AA	No rating	No rating
Public Service Tax	AA-	No rating	No rating

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

Changes in Net Position. Details of the following summarized information can be found on page 29, the Statement of Activities.

City of Port St. Lucie, Florida
Changes in Net Position
for the year ended September 30,
(in thousands)

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Program revenues:						
Charges for services	\$ 63,509	\$ 61,626	\$ 130,568	\$ 125,540	\$ 194,077	\$ 187,166
Operating grants and contributions	14,155	9,617	544	1,849	14,699	11,466
Capital grants and contributions	17,821	27,342	67,555	58,087	85,376	85,429
General revenues:						
Property taxes	85,491	74,483	-	-	85,491	74,483
Other taxes	76,156	69,030	-	-	76,156	69,030
State revenue sharing - unrestricted	17,502	16,422	-	-	17,502	16,422
Interest	10,968	(6,713)	8,062	(6,269)	19,030	(12,982)
Miscellaneous revenue	24,394	17,589	89	569	24,483	18,158
Total revenues	309,996	269,396	206,818	179,776	516,814	449,172
Expenses:						
General government	45,862	29,629	-	-	45,862	29,629
Public safety	77,549	64,015	-	-	77,549	64,015
Physical environment	35,489	34,389	-	-	35,489	34,389
Transportation	45,792	37,054	-	-	45,792	37,054
Economic environment	17,120	20,836	-	-	17,120	20,836
Human services	6,248	7,696	-	-	6,248	7,696
Culture and recreation	25,372	21,634	-	-	25,372	21,634
Interest on long-term debt	11,823	15,948	-	-	11,823	15,948
Utility system	-	-	104,297	96,363	104,297	96,363
Stormwater utility	-	-	24,766	26,547	24,766	26,547
Golf course	-	-	2,233	1,902	2,233	1,902
Total expenses	265,255	231,201	131,296	124,812	396,551	356,013
Change in net position before transfers	44,741	38,195	75,522	54,964	120,263	93,159
Transfers	2,995	3,418	(2,995)	(3,418)	-	-
Changes in net position	47,736	41,613	72,527	51,546	120,263	93,159
Net position - beginning	828,485	786,872	523,148	471,602	1,351,633	1,258,474
Net position - ending	\$ 876,221	\$ 828,485	\$ 595,675	\$ 523,148	\$ 1,471,896	\$ 1,351,633

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

The City's results of operations overall were positive. Operations increased in both governmental activities and business-type activities. The City's net position increased by 8.9% or \$120 million.

Revenues overall increased by \$67 million, or 15%, to \$516 million.

Overall, charges for services in governmental activities increased by 3% or \$1.9 million.

Solid Waste Revenue increased \$8.8 million or 42%. Solid Waste Franchise Fees also increased by \$1 million. The City negotiated a new franchise agreement for a waste hauler. This new agreement reflected the increased costs of labor, equipment, and landfill fees. Violation of Ordinance revenues for Solid Waste decreased by \$4.7 million due to a significant drop in customer complaints regarding service.

Building permit applications decreased in 2023 which resulted in a decrease in permit revenue of \$5.3 million or (29%). Single family permits decreased 19% to a pre-pandemic level. Residents are opting for rental units due to the increase in new rental community developments and the increasing cost of home ownership even though home values are still a bargain in Port St. Lucie.

Charges for services in business-type activities increased \$5.0 million or 4.0%. Utility user fees increased 1.5%. The City's operating grants and contributions increased by 28.2%, or \$3.2 million. This increase was in governmental operating grants and contributions of \$4.5 million which included FEMA reimbursements for several hurricanes (Dorian, Matthew, Irma and Ian) of \$950 thousand. The majority of the revenue (\$843 thousand) was for Hurricane Ian. Spending increased on various ARPA projects which resulted in grant revenue recognition of \$4.3 million, an increase of \$2.5 million.

Impact Fee revenue declined for the Torrey Pines Fund by \$8.1 million because the City ceased collection of economic development impact fees related to payment in full of the debt issued for this purpose.

In Business Type Activities, capital contributions from developers upsizing infrastructure for both commercial and residential development to better meet the City's needs increased by \$21 million. Connection Fee revenue decreased by \$10.6 million and Installation Fee revenue decreased by \$3.5 million due to fewer applications for water and sewer service.

Property tax revenue increased \$11 million or 14.8% due to the increase in property taxable value of 22.9%.

Other taxes (electric franchise fees, utility tax, and sales tax) increased \$7.1 million or 10.3%. Electric franchise fees and utility tax revenue increased by \$2.1 million and \$3.5 million respectively. Sales tax revenue increased \$1 million. Population growth contributed to the increases in other tax revenues.

Interest income increased \$32 million for the total government due to higher interest rates. The addition of an outside investment manager to assist with investment decisions also contributed to this increase.

Miscellaneous revenue increased in governmental activities by \$6.8 million with the recognition of other financing sources, \$4.4 million which can be attributed to implementation of GASB Statement 96 - Subscription Based Software which included software for the City's financial ERP system Tyler Munis, the City's timekeeping software - UKG/Kronos. and Microsoft Office licenses.

Expenses increased by \$40.6 million or 11.4% to \$397 million; governmental activities increased by \$34 million or 14.8% to \$265.3 million and business-type activities expenses increased by \$6.5 million or 5.2% to \$131.3 million.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

All programs experienced higher personal service expenses mainly in Salaries and Wages, Insurance and Other Post Employment Benefits. General Government expenses increased \$16.2 million or 54.8%.

The City acquired the City Center parcels from a receivership and is now responsible for the tax assessments. The amount paid in 2023 was \$1.8 million. The City will be responsible for payments on these parcels until they are sold.

Public Safety expenses increased \$13.6 million or 21.3% due to higher salaries and overtime. Salaries and Wages, Overtime, Health Insurance, and Other Post Employment Benefit expenses increased in the Police Department by \$3 million.

The new solid waste contract with FCC included a significant increase in the fees charged to residents as noted above. This also increased the payments to the new contractor by \$10 million.

Transportation expenses increased \$8.7 million or 23.6%. Expenses in the Road and Bridge Fund increased by \$3 million because the regulatory division was moved from the Stormwater Fund. Annual road resurfacing expenses increased by \$3 million in accordance with the Ten Year Master Repaving Program which includes funds from both the City and the Sales Tax Funds.

Business-type activity expenses increased \$6.5 million or 5%.

Utility system expenses increased by \$7.9 million or 8.2%. Personal services increased \$4.8 million due to new positions in technical divisions such as technical services, engineering, mapping and inspections. Increased overtime and health insurance costs were encountered in 2023. Other Post Employment Benefit expenses were incurred in 2023 to cover the increased costs in the Internal Service Fund for health insurance for employees and retirees. Operating Supplies increased \$3.1 million which can be attributed to increases in Insurance, Chemicals, Sludge Hauling, and Other Contractual Services.

Stormwater expenses decreased by \$1.8 million or 6.7%. The regulatory division was moved to the Road and Bridge Fund which caused expenditures to decrease by \$650 thousand.

Golf course expenses increased by \$331,000 or 17.4% due to an increase in personal services and depreciation. The drainage improvement project at the golf course began in 2023 which added value to capital assets which also increased depreciation expense.

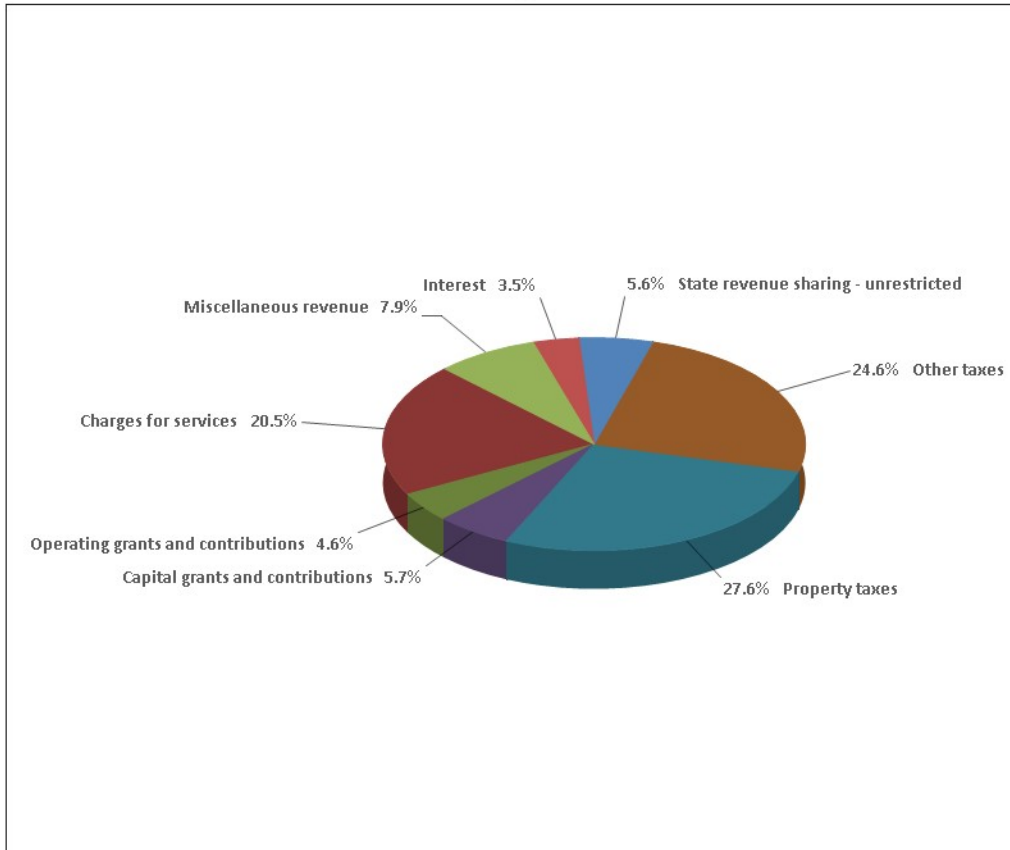
City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

The sources of the revenues shown previously are portrayed in the following charts by percentage for Governmental Activities and then the Business Type Activities:

Revenues by Source - Governmental Activities

Fiscal Year Ended September 30, 2023



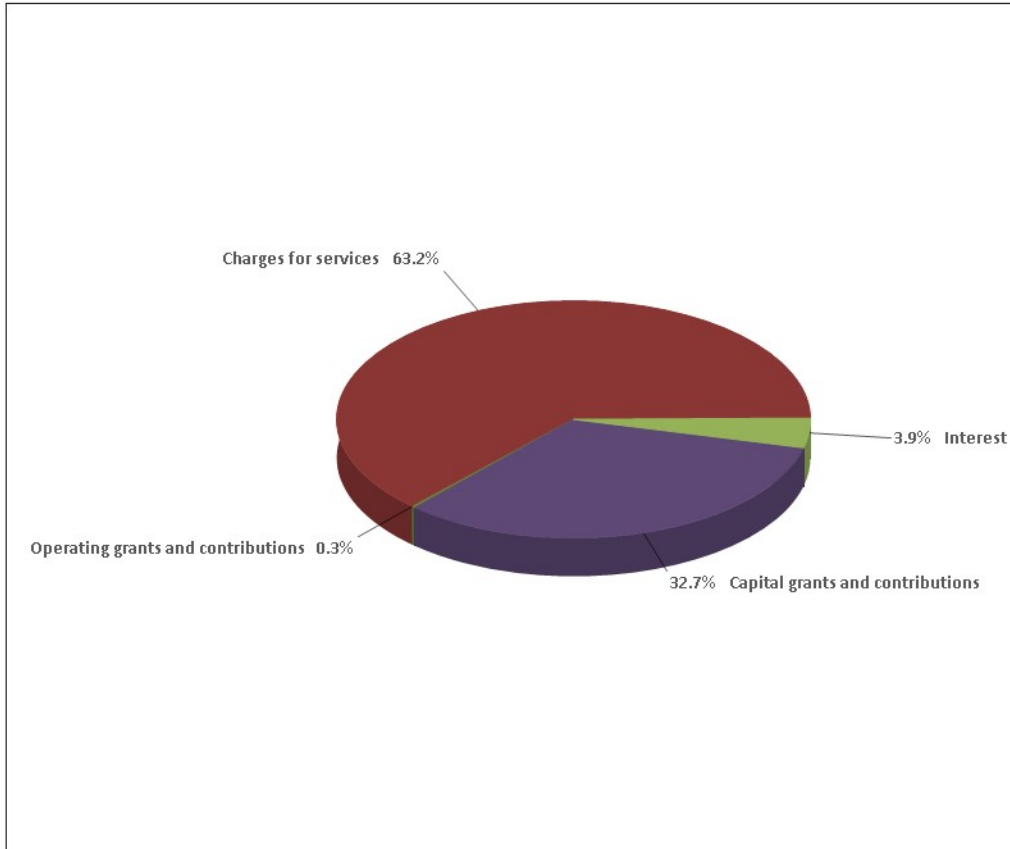
As shown above, property taxes and other taxes are the City's largest sources of revenue for the Governmental Activities comprising 52.2% of the total. Property tax revenue increased by \$11 million and other taxes increased by \$7.1 million. Even though the millage rate was reduced from 5.3 mills to 5.2 mills, continued growth and property appreciation increased the tax base from \$16.2 billion to \$20 billion. Utility tax and franchise fee revenues increased by \$4.9 million. The Half cent sales tax approved by taxpayers for various transportation projects increased by \$1 million. Additional information about tax revenues is provided in the Revenue Capacity section of the Statistical Section of this report beginning on page 199.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

Revenues by Source - Business-Type Activities

Fiscal Year Ended September 30, 2023



As shown in the chart above, charges for services account for the majority of the Business-Type Activities revenues which is to be expected for these types of activities. Charges for services increased \$5 million in 2023 due to increased water \$1.9 million (4%) and wastewater \$3.7 million (8%) operating revenues in the Utility fund. Continued growth in both residential and commercial customers can be attributed to this increase in revenue.

Fund Financial Statements

A Fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate finance-related legal compliance. All the City's funds can be divided into three categories: governmental, proprietary and fiduciary.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as, on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate the comparison between *governmental funds* and *governmental activities*.

The City maintains 40 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Port St. Lucie Community Redevelopment Agency Fund, Southwest Annexation District 1 Special Assessment Collection Fund, and the Solid Waste Fund, all of which are major funds. Data from the other 36 governmental funds are combined into a single, aggregated presentation.

The basic governmental funds financial statements can be found beginning on page 31 of this report.

Fund balance is segregated between non-spendable and spendable components. The segregation of the equity section is designed to indicate the extent to which the City is bound to honor constraints on the specific purpose for which amounts in the fund can be spent. The five components of fund balance are as follows:

Non-spendable: Amounts not in spendable form such as inventory and pre-paid items.

Spendable Fund balances:

Restricted: Spendable resources which are restricted by external legal restrictions such as bond covenants and state and federal grants.

Committed: Spendable resources which are committed by ordinances of the City Council and contracts approved by the City Council.

Assigned: Spendable resources which are assigned by the City Council to specific uses such as capital projects and amounts to cover anticipated revenue shortfalls in the ensuing fiscal year.

Unassigned: Spendable resources which can be used for any City purpose. In the general fund, it represents the cash carry forward into the next year's budget.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$324 million, an increase of \$18 million from the prior year. The primary reason for the increase was in non major governmental funds which increased \$13 million which included a \$10 million interfund transfer of ARPA funds from the General Fund and \$4 million in interfund transfers from various Special Assessment Districts to the General CIP Fund to fund The Port District and Pioneer Park Project on the St. Lucie River. In addition, there was an interfund transfer from the Parks MSTU Fund to the Parks CIP Fund of \$3.5 million to fund the Winter Lakes Park Project and Torino Regional Park.

The following summarizes information beginning on page 31 in the following financial statements:

City of Port St. Lucie, Florida
Changes in Governmental Fund Balances
Fiscal Year Ended September 30,
(in thousands)

	Fund Balances 2022	Net Changes in Fund Balances 2023	Fund Balances 2023
General Fund	\$ 62,829	\$ 2,859	\$ 65,688
SW Annexation District 1 Collection Fund	11,515	478	11,993
Community Redevelopment Fund	268	774	1,042
Solid Waste Fund	(4,474)	491	(3,983)
Nonmajor Governmental Funds	236,658	12,968	249,626
Totals	306,796	17,570	324,366
Nonspendable	24,196	(4,141)	20,055
Spendable - Restricted	175,091	7,415	182,506
Spendable - Committed, Assigned, Unassigned	107,510	14,296	121,806
Total Governmental Fund Balances	\$ 306,797	\$ 17,570	\$ 324,367

The non-major governmental funds net change in fund balance increased \$13.0 million because the Governmental Finance Corporation Fund, which was reported as a major fund in 2022, is now reported as a non major fund in 2023.

The *General Fund* is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was \$65.7 million which was a slight increase of \$2.9 million. Of this amount, approximately \$42.7 million is unassigned but included. As a measure of the General Fund's liquidity, it may be useful to compare total fund balances to total fund revenues and expenditures. The City feels it is a prudent financial policy to maintain at least 20% of expenditures in fund balance in the General Fund.

Nonspendable fund balance decreased \$4.1 million due to the sale of land for resale in Southern Groves of \$3.6 million.

Spendable - restricted increased by \$7.4 million in the Parks CIP Fund due to an interfund transfer from the Parks MSTU Fund to fund the Winter Lakes Park Project and the Torino Regional Park Project.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

Spendable - Committed, Assigned, Unassigned fund balances increased \$14.3 million. An additional \$1 million was reserved for future debt service retirement for the CRA Bonds bringing the total reserved to \$6 million. \$11 million was committed in the General Fund for the Port St. Lucie Boulevard Road Improvement Project. Committed fund balance increased in the Governmental Finance Corporation Fund due to an interfund transfer from the General Fund of \$3.7 million and proceeds from City owned land sales in Southern Grove of \$10 million to Cleveland Clinic and Sansone Phase II. Committed fund balance also increased in the General CIP Fund due to the interfund transfer of \$10 million from the General Fund of ARPA funds to fund projects. Unassigned fund balance in the General Fund decreased by \$11 million due to the above mentioned transfer of ARPA funds to the General CIP Fund.

Governments have an option of including the budgetary comparison statements for the General Fund and the major special revenue funds as either part of the Fund Financial Statements within the Basic Financials Statements, or as required supplementary information (RSI) after the Notes to the Financial Statements. The City has chosen to present the budgetary statements in the RSI following the Notes to the Financial Statements.

The following summarizes information beginning on page 109 in the required supplementary information:

City of Port St. Lucie, Florida
General Fund
Budgetary Comparison Statement
Fiscal Year Ended September 30, 2023
(in thousands)

	Final Amended Budget	Actuals	Variance Positive (Negative)
Revenues	\$ 147,828	\$ 153,516	\$ 5,688
Expenditure	<u>136,608</u>	<u>135,214</u>	<u>1,394</u>
Excess (deficiency) of revenues over (under) expenditures	11,220	18,302	7,082
Other financing sources (uses)	<u>(19,483)</u>	<u>(15,443)</u>	<u>4,040</u>
Net change in fund balance	<u>\$ (8,263)</u>	\$ 2,859	<u>\$ 11,122</u>
Fund balance October 1		<u>62,829</u>	
Fund balance September 30		<u>\$ 65,688</u>	

Total revenues in the General Fund were 3.7% favorable in comparison to the final amended budget and total expenditures were 1.0% also favorable when compared to the final amended budget.

Actual general fund revenues were \$5.7 million higher than the Final Amended Budget. Continued customer growth and conservative revenue budgeting resulted in higher than budgeted revenues in both Electric Utility Tax (\$3.5 million) and Electricity Franchise Fees (\$2.1 million). Actual general fund expenditures as compared to budget experienced a slight increase of \$1.4 million. The actual General Fund expenditures reflect department efficiencies, controlling costs, and only spending what is necessary during the fiscal year for operations. The Office of Management and Budget conducts an actual to budget review quarterly which is reviewed by leadership and the departments.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

Proprietary Funds. Proprietary funds account for services for which the City charges outside customers and internal City departments. The City maintains two types of proprietary funds: enterprise funds and an internal service fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its various business-type activities and uses the internal service fund to report activities that provide centralized services to the City. Because the internal service fund largely benefits governmental rather than business-type functions, they are included within the governmental activities in the government-wide financial statements.

Proprietary funds provide the same information as shown in the government-wide financial statements, only in more detail, including the addition of cash flow statements. The proprietary funds financial statements provide separate information for the City Water and Wastewater Utility System and Stormwater Utility, which are considered major enterprise funds. Data for the nonmajor enterprise fund is presented in the aggregate, and the data for the internal service fund is presented in the aggregate as well.

The following table summarizes basic proprietary fund financial statements which can be found beginning on page 37 of this report:

City of Port St. Lucie, Florida
Changes in Enterprise Fund Net Position
Fiscal Year Ended September 30,
(in thousands)

	Net Position (Deficit) 2022	Net Changes in Fund Balances 2023	Net Position (Deficit) 2023
Utility System Fund	\$ 496,639	\$ 71,693	\$ 568,332
Stormwater Utility Fund	20,914	1,111	22,025
Nonmajor Enterprise Fund	5,432	(179)	5,253
Totals	<u>\$ 522,985</u>	<u>\$ 72,625</u>	<u>\$ 595,610</u>

The Utility System Fund increased its net position by \$71.7 million. Cash and Cash Equivalents increased \$16 million but this was offset with a decrease of \$16 million in Restricted Equity in Pooled Cash and Investments. As the customer base continues to grow as more businesses and residents move to the City, charges for services increased by \$4.9 million. Capital contributions from developers increased \$21 million which also explains the increase in Capital Assets net of depreciation. Capital Assets not being depreciated (which includes Construction in Progress) increased \$16 million as the Utility System Department continues its capital improvement plan to upgrade the Westport Wastewater plant. There were additional expenses for utility improvements to Midway Road and Floresta Drive projects. Other projects included the Glades to Tradition Reuse project and the Northport force main project. The long term debt balance continues to decline as principal payments of \$15 million were paid in 2023. Also, the refunding of the 2014 Utility Refunding Revenue Bonds resulted in a decrease in outstanding principal balance of \$3.7 million.

The Stormwater Utility Fund increased net position by \$1.1 million due to the increase in interest income and net change in fair market value of investments from a negative \$243 thousand in 2022 to positive revenue of \$487 thousand in 2023.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

The non major enterprise fund, the Saints Golf Course, had an decrease in fund balance of \$179 thousand. Greens Fees decreased by \$300 thousand due to partial closure of 9 holes for a portion of the year for the drainage project.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found beginning on page 44 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information regarding the current funding progress for, and employer contributions to, pensions and other post-employment benefits (OPEB), as well as changes in pension and OPEB liabilities. Also included are budgetary comparisons for major governmental funds and funds for which the budget is legally adopted. The required supplementary information begins on page 109 of this report.

The combining statements referred to earlier in connection with nonmajor funds are presented in the combining statements and schedules section. Combining and individual fund statements and schedules can be found on page 134 of this report.

A statistical section provides financial statement users with additional historical perspective, context, and detail for use in evaluating the information contained within the financial statements, notes to the financial statements, and the required supplementary information with the goal of providing the user with a better understanding of the City's economic condition. The Statistical information begins on page 187 of this report.

ECONOMIC FACTORS

The 1990 census recorded Port St. Lucie's population at 55,866 and the 2020 census recorded Port St. Lucie's population at 204,851, nearly 267% increase. As of April 2023, the City covers approximately 121 square miles and has an estimated population over 240,000.

Unemployment rates in the US, Florida, and Port St. Lucie metropolitan statistical area (MSA) respectively for December 2023 are 3.7%, 3.1%, and 3.3%. This compares well to the national and state rates.

Data from Zillow indicates that the average median sales price for an existing single family home in Port St. Lucie has increased 2.4% over December 2022 to \$394,000.

Budget Outlook

The local economy continues to show signs of sustained health. For the tenth year in a row, the City's taxable value has increased and the year-over-year percentage of increase has grown each year (from 1.7% in 2013-2014 to 22.9% in FY 2023-2024). This generated an additional \$10.5 million in property tax revenue for the 2023-2024 fiscal year over the prior year. As a result of the increase in assessed values, the City Council reduced the tax rate by 0.1000 mills for Fiscal Year 2023-2024, reducing the total City tax rate from 5.3000 to 5.2000.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2023

The former Oregon Health and Science University's Vaccine and Gene Therapy Institute (VGTI) became Cleveland Clinic's Florida Research and Innovation Center (FRIC) and is under a lease agreement between Cleveland Clinic Florida and the City. FRIC is managed by Cleveland Clinic's Lerner Institute and is a translational vaccine and immunotherapy institute with a focal point for development of therapies across the areas of cancer, neuroscience, infectious disease and allergies. In addition to the lease, Cleveland Clinic purchased the adjacent 44.2 acres of property in late 2022 to accommodate an expanded medical campus of up to an additional 500,000 square feet of office, medical, and support buildings.

Sansone Group was awarded an exclusive leasing assignment for an industrial and distribution park in the southern end of the Southern Grove Job's Corridor. Sansone Group is constructing Legacy Park at Tradition, a 5 million square foot Class A single and multi-tenant warehouse distribution development. To date, Fedex and Amazon have completed construction on distribution facilities totaling 75 acres. Four additional parcels totaling 118 acres have been built which include 2 million square feet of facilities for lease to multiple tenants and a distribution facility.

The City welcomed economic development projects on the US Highway 1 corridor and in the Midway Business Center. Total Truck Parts will build a 47,000 square foot facility in the Midway Business Park. Galleria Farms purchased a 4 acre City owned parcel in the Midway Business Center and will build a 70,000 square foot distribution facility. The company will create 210 jobs over a three year period. LactaLogic will build a 60,000 square foot manufacturing facility on US 1. The company will invest \$24 million in commercial renovations, \$33 million in equipment, and create 60 jobs.

The long-range General Fund model assumes a modest level of taxable value increase going into future years and increases to other economic revenues. Fund Balance Contingencies across all funds are being budgeted at 17% or greater. This sound financial picture allowed the City Council to enhance the level of services for normal salary increases and salary adjustments resulting from market salary analyses completed in FY 2021-22, as well as add 48 new staff members to the General Fund. These include 25 new sworn police officers to address the rapid growth in the community as well as augmenting District 5 in the City's burgeoning western sector.

In May 2023, the City Council approved updating of the impact fee schedules for Public Buildings, Law Enforcement, and Parks and Recreation. These new fees will generate estimated additional revenues of \$17.8 million in FY 2023-24. The additional revenue will support capital investments needed to respond to the demands of the new population including equipment for new officers, expanding public facilities to house additional staff and new programs, and expanding parks and recreation programs. The City will bring on four new parks within the next few years: Pioneer Park at The Port, Riverland Paseo Park, Tradition Regional Park, and Torino Regional Park. With the City continuing to be in a strong position to fund its financial obligations, it is anticipated that the City's credit ratings will achieve higher classifications.

The Mobility Fee was adopted by the City Council in October 2021 and provides a new revenue stream for assisting the City with addressing traffic challenges. Mobility Fees have replaced City road impact fees collected from developers and builders in Port St. Lucie. They benefit our residents because they provide a greater range of options for use of the funding than impact fees, including bike lanes, sidewalks, trails, transit, and roads. We are projecting revenues of \$7.2 million for Fiscal Year 2023-24 and the adopted capital budget includes significant investments to prioritize traffic improvement projects aimed at reducing traffic congestion. The Mobility Fees will support 28 projects within in the five benefit districts; seven of these are new projects in the Capital Improvement Program.

The competitive labor market and low unemployment rate is creating labor scarcity and challenges with attracting and retaining employees. To date in 2023, the City is averaging a monthly vacancy rate of 10%. These vacancies, coupled with the increasing demands for City services, are placing pressure on the existing workforce to perform at a high level with fewer resources.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2023**

The adopted budget for fiscal year 2023-24 makes significant investments in technology and innovation in response to the City's continued growth for now and in the future. This budget is a conservative, reasonable, and responsible spending plan that will allow our City to continue accomplishing greater outcomes.

Request for Information.

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984-5099. www.cityofpsl.com

BASIC FINANCIAL STATEMENTS



PORT ST. LUCIE
HEART OF THE TREASURE COAST



DESCRIPTION OF MAJOR FUNDS

GOVERNMENTAL FUNDS

General Fund - to account for revenues and expenditures for the City. All general tax revenue and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. The general operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the general fund.

SW Annexation Special Assessment District 1 Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessment Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the SW Annexation Special Assessment District.

Port St. Lucie Community Redevelopment Agency Fund - to account for revenues and expenditures of the Community Redevelopment Agency established for the purpose of improving the economic and social conditions within a specific boundary. The fund receives the tax-increment revenues from the City and County for the various redevelopment districts.

Solid Waste Fund - to account for the annual special assessments imposed on all residential properties in the City. Solid waste special assessment revenues are used to pay the costs of waste collection for all residential properties in the City and the costs related to administration of the assessment program.

PROPRIETARY FUNDS

Utility System Fund - to account for the operations of a water and wastewater system.

Stormwater Utility Fund - to account for the operations of a program designed to maintain, replace and improve the City's stormwater-related infrastructure.

City of Port St. Lucie, Florida
Statement of Net Position
September 30, 2023

	Governmental Activities	Business-Type Activities	Total
Assets			
Equity in pooled cash and investments	\$ 252,817,493	\$ 119,451,384	\$ 372,268,877
Restricted Equity in pooled cash and investments	89,807,613	85,617,961	175,425,574
Receivables	153,083,185	27,317,106	180,400,291
Internal balances	(64,660)	64,660	-
Prepaid and other assets	20,041,846	6,686,976	26,728,822
Capital assets, net of depreciation	587,891,836	653,677,034	1,241,568,870
Capital assets, not depreciated	193,562,865	88,777,774	282,340,639
Total assets	1,297,140,178	981,592,895	2,278,733,073
Deferred outflows			
Deferred outflows - loss on bond defeasance	7,989,009	6,867,467	14,856,476
Deferred outflows - pension	16,661,497	-	16,661,497
Deferred outflows - OPEB	13,816,875	6,838,358	20,655,233
Total deferred outflows	38,467,381	13,705,825	52,173,206
Liabilities			
Accounts payable and other accrued expenses	29,241,380	15,992,918	45,234,298
Unearned revenue	24,053,269	2,071,309	26,124,578
Long-term liabilities due within one year	19,986,381	18,023,732	38,010,113
Long-term liabilities due in more than one year	329,096,084	347,878,632	676,974,716
Long-term liabilities due in more than one year net other post employment benefits	19,719,929	9,293,931	29,013,860
Long-term liabilities due in more than one year net pension liability	30,680,819	-	30,680,819
Payable from restricted assets	-	1,671,333	1,671,333
Total liabilities	452,777,862	394,931,855	847,709,717
Deferred Inflows			
Pensions	2,027,910	-	2,027,910
Other post employment benefits	3,268,612	3,036,163	6,304,775
Leases	1,311,611	1,655,592	2,967,203
Total deferred inflows	6,608,133	4,691,755	11,299,888
Net Position			
Net investment in capital assets	502,428,474	386,898,037	889,326,511
Restricted for:			
Debt services	154,395,494	29,961,341	184,356,835
Capital projects	50,798,571	43,489,076	94,287,647
Protective inspections	37,343,056	-	37,343,056
Housing assistance	4,648,576	-	4,648,576
Economic environment	12,022,211	-	12,022,211
Transportation	46,863,994	-	46,863,994
Other purposes	3,854,700	-	3,854,700
Claims	-	92,234	92,234
Unrestricted	63,866,488	135,234,422	199,100,910
Total net position	\$ 876,221,564	\$ 595,675,110	\$ 1,471,896,674

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida
Statement of Activities
For the Year Ended September 30, 2023

Function/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
General government	\$ 45,861,565	\$ 3,850,306	\$ -	\$ -
Public safety	77,549,555	16,256,293	4,935,216	1,143,900
Physical environment	35,489,547	36,730,712	993,470	1,320,752
Transportation	45,791,510	3,686,059	44,814	11,481,039
Economic environment	17,120,437	9,649	5,106,954	-
Human services	6,248,548	260,104	3,074,388	-
Culture and recreation	25,371,727	2,716,319	-	3,875,934
Debt service - interest	11,822,603	-	-	-
Total general government	<u>265,255,492</u>	<u>63,509,442</u>	<u>14,154,842</u>	<u>17,821,625</u>
Business-type activities:				
Utility system	104,297,035	103,038,701	509,860	66,716,842
Stormwater utility	24,766,581	25,534,779	20,185	838,230
Golf course	2,232,952	1,994,504	14,244	-
Total business-type activities	<u>131,296,568</u>	<u>130,567,984</u>	<u>544,289</u>	<u>67,555,072</u>
Total primary government	<u>\$ 396,552,060</u>	<u>\$ 194,077,426</u>	<u>\$ 14,699,131</u>	<u>\$ 85,376,697</u>

General Revenues:

Taxes:
Property taxes
Franchise and utility taxes
Sales tax
Communications service tax
Local business tax
State revenue sharing - unrestricted
Local option gas tax
Insurance premium tax
Investment income
Miscellaneous Revenue
Transfers
Total general revenues and transfers
Change in net position
Net position - beginning
Net position - ending

The notes to the financial statements are an integral part of this statement.

Net (Expenses) Revenues and Changes in Net Position

Governmental Activities	Business-type Activities	Total
\$ (42,011,259)	\$ -	\$ (42,011,259)
(55,214,146)	-	(55,214,146)
3,555,387	-	3,555,387
(30,579,598)	-	(30,579,598)
(12,003,834)	-	(12,003,834)
(2,914,056)	-	(2,914,056)
(18,779,474)	-	(18,779,474)
(11,822,603)	-	(11,822,603)
<u>(169,769,583)</u>	<u>-</u>	<u>(169,769,583)</u>
-	65,968,368	65,968,368
-	1,626,613	1,626,613
-	(224,204)	(224,204)
<u>-</u>	<u>67,370,777</u>	<u>67,370,777</u>
\$ <u>(169,769,583)</u>	\$ <u>67,370,777</u>	\$ <u>(102,398,806)</u>
\$ 85,491,021	\$ -	\$ 85,491,021
34,653,280	-	34,653,280
26,216,830	-	26,216,830
5,849,256	-	5,849,256
2,178,121	-	2,178,121
17,502,341	-	17,502,341
5,002,696	-	5,002,696
2,256,083	-	2,256,083
10,967,781	8,061,775	19,029,556
24,393,768	89,190	24,482,958
2,994,779	(2,994,779)	-
<u>217,505,956</u>	<u>5,156,186</u>	<u>222,662,142</u>
47,736,373	72,526,963	120,263,336
<u>828,485,191</u>	<u>523,148,147</u>	<u>1,351,633,338</u>
\$ <u>876,221,564</u>	\$ <u>595,675,110</u>	\$ <u>1,471,896,674</u>

City of Port St. Lucie, Florida

Balance Sheet
Governmental Funds
September 30, 2023

	General Fund	SW Annexation Special Assessment District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 43,165,359	\$ 5,169,900	\$ 1,046,255	\$ 26,055	\$ 193,155,175	\$ 242,562,744
Current receivables	9,243,394	107,486,786	-	14,832	20,761,085	137,506,097
Due from other funds	3,259,718	-	-	-	26,616	3,286,334
Due from other governments	5,605,413	28,196	-	122,163	5,909,021	11,664,793
Prepaid items	116,130	-	-	-	13,288	129,418
Inventories	180,323	-	-	-	19,744,904	19,925,227
Restricted assets	31,246,186	6,795,113	-	-	51,766,314	89,807,613
Advances to other funds	3,350,889	-	-	-	-	3,350,889
Total assets	<u>\$ 96,167,412</u>	<u>\$ 119,479,995</u>	<u>\$ 1,046,255</u>	<u>\$ 163,050</u>	<u>\$ 291,376,403</u>	<u>\$ 508,233,115</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ 2,194,681	\$ -	\$ 1,142	\$ 35,629	\$ 11,675,290	\$ 13,906,742
Accrued salaries and wages	1,343,438	-	3,013	12,422	246,582	1,605,455
Due to other funds	929,058	-	-	720,718	366,000	2,015,776
Due to other governments	5,534	-	-	-	59,470	65,004
Unearned revenue	22,389,307	-	-	26,000	1,637,962	24,053,269
Deposits payable	253,574	-	-	-	2,793,256	3,046,830
Retainage payable	15,206	-	-	-	1,834,400	1,849,606
Advances from other funds	-	-	-	3,350,889	-	3,350,889
Total liabilities	<u>27,130,798</u>	<u>-</u>	<u>4,155</u>	<u>4,145,658</u>	<u>18,612,960</u>	<u>49,893,571</u>
Deferred Inflows						
Unavailable revenue	2,036,553	107,486,786	-	-	23,137,428	132,660,767
Leases	1,311,609	-	-	-	-	1,311,609
Total deferred inflows	<u>3,348,162</u>	<u>107,486,786</u>	<u>-</u>	<u>-</u>	<u>23,137,428</u>	<u>133,972,376</u>
Nonspendable	296,453	-	-	-	19,758,192	20,054,645
Restricted	-	11,993,209	1,042,100	3,447,257	166,024,044	182,506,610
Committed	19,080,731	-	-	-	63,843,779	82,924,510
Assigned	3,587,515	-	-	-	-	3,587,515
Unassigned	42,723,753	-	-	(7,429,865)	-	35,293,888
Total fund balances	<u>65,688,452</u>	<u>11,993,209</u>	<u>1,042,100</u>	<u>(3,982,608)</u>	<u>249,626,015</u>	<u>324,367,168</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 96,167,412</u>	<u>\$ 119,479,995</u>	<u>\$ 1,046,255</u>	<u>\$ 163,050</u>	<u>\$ 291,376,403</u>	<u>\$ 508,233,115</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

**Reconciliation of the Balance Sheet of Governmental Funds to the
Statement of Net Position
September 30, 2023**

Fund Balances - Total Governmental Funds		\$ 324,367,168
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is \$1,337,257,296 and the accumulated depreciation is \$555,802,595.		781,454,701
Long-term liabilities are not due and payable in the current period and are not reported in the governmental funds. Long-term liabilities at year end consist of:		
Bonds Payable (Note 3. L.):	\$ 318,835,000	
Leases (Note 3. L.):	170,105	
Subscription Based Liabilities (Note 3. L.):	2,907,913	
Compensated Absences (Note 3. L.):	13,474,568	
Net Other Post Employment Benefits:	19,719,929	
Net pension liability:	<u>30,680,819</u>	(385,788,334)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		76,603
In fund financial statements, governmental fund types recognize discounts and premiums during the current period as other financing uses. In the government-wide statements, discounts and premiums are applied against bonds payable on the statement of net position. (Note 3. L.)		(13,694,878)
Deferred inflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.		(5,296,522)
Earned but unavailable revenues are not reported in the funds, but are reported in the statement of net position.		132,660,767
The difference between the amount required to repay previously issued debt in a refunding transaction and the amount of the old debt is reported as a deferred outflow of resources in the government-wide financial statements.		7,989,009
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.		30,478,372
The internal service fund is used by management to charge the cost of employee health insurance. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		<u>3,974,678</u>
Net position of governmental activities		<u><u>\$ 876,221,564</u></u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Revenues, Expenditures and Changes in Fund Balances
 Governmental Funds
 For the Year Ended September 30, 2023

	General Fund	SW Annexation Special Assessment District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues						
Taxes	\$ 111,006,519	\$ -	\$ -	\$ -	\$ 39,477,451	\$ 150,483,970
Permits, Fees, and Special Assessments	15,473,659	-	-	-	13,710,324	29,183,983
Intergovernmental	15,008,529	-	3,713,068	991	10,217,145	28,939,733
Charges for services	6,322,211	6,923,296	-	31,204,579	9,904,501	54,354,587
Fines and forfeitures	1,181,121	-	-	-	220,738	1,401,859
Investment income						
Net change in fair value of investment	143,111	16,586	3,380	-	612,776	775,853
Interest income	1,859,002	441,063	24,315	224,291	7,434,052	9,982,723
Impact fees	-	-	-	-	16,276,941	16,276,941
Other	2,522,131	-	9,649	478,205	1,348,090	4,358,075
Total revenues	<u>153,516,283</u>	<u>7,380,945</u>	<u>3,750,412</u>	<u>31,908,066</u>	<u>99,202,018</u>	<u>295,757,724</u>
Expenditures						
Current						
General government	37,442,275	-	-	-	-	37,442,275
Public safety	60,532,643	-	-	-	11,278,868	71,811,511
Physical environment	757,357	111,171	-	33,839,652	164,285	34,872,465
Transportation	86,191	-	-	-	23,894,755	23,980,946
Economic environment	403,223	-	2,512,485	-	11,508,171	14,423,879
Human services	2,695,276	-	-	-	3,548,775	6,244,051
Culture and recreation	18,250,213	-	-	-	3,483,324	21,733,537
Capital outlay	3,447,656	-	-	50,552	42,912,553	46,410,761
Debt Service						
Principal	6,748,593	3,270,000	3,955,000	2,050	6,985,497	20,961,140
Interest expense	4,850,369	3,520,400	916,125	7,277	4,413,929	13,708,100
Total expenditures	<u>135,213,796</u>	<u>6,901,571</u>	<u>7,383,610</u>	<u>33,899,531</u>	<u>108,190,157</u>	<u>291,588,665</u>
Excess (deficiency) of revenues over (under) expenditures	<u>18,302,487</u>	<u>479,374</u>	<u>(3,633,198)</u>	<u>(1,991,465)</u>	<u>(8,988,139)</u>	<u>4,169,059</u>
Other financing sources (uses)						
Transfers in	12,501,964	-	4,074,948	3,000,000	41,250,392	60,827,304
Transfers out	(32,382,095)	(1,117)	(49,689)	(517,131)	(24,808,976)	(57,759,008)
Proceeds from sale of assets	-	-	381,726	-	10,019,922	10,401,648
Issuance of debt	4,436,617	-	-	-	44,199,537	48,636,154
Payment to escrow agent	-	-	-	-	(48,705,000)	(48,705,000)
Total other financing sources (uses)	<u>(15,443,514)</u>	<u>(1,117)</u>	<u>4,406,985</u>	<u>2,482,869</u>	<u>21,955,875</u>	<u>13,401,098</u>
Net change in fund balances	<u>2,858,973</u>	<u>478,257</u>	<u>773,787</u>	<u>491,404</u>	<u>12,967,736</u>	<u>17,570,157</u>
Fund balances, beginning of year	<u>62,829,479</u>	<u>11,514,952</u>	<u>268,313</u>	<u>(4,474,012)</u>	<u>236,658,279</u>	<u>306,797,011</u>
Fund balances, end of year	<u>\$ 65,688,452</u>	<u>\$ 11,993,209</u>	<u>\$ 1,042,100</u>	<u>\$ (3,982,608)</u>	<u>\$ 249,626,015</u>	<u>\$ 324,367,168</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2023**

Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - Total Governmental Funds	\$ 17,570,157
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlay recorded as expenditures in the current period. (Note 3. E. Capital Assets less additions for SBITA - GASB 96)	46,410,756
The amount of depreciation expense associated with capital assets is recorded as expense in the current period. (Note 3. E. Capital Assets)	(33,319,347)
Gain or Loss on the disposal of capital assets. (Note 3. E. Capital Assets)	(617,505)
This is the amount of repayment of principal of leases and subscription based IT agreements recorded in the current period.	2,431,028
Principal payments, bonds, leases, SBITA, bond issuances, refunding transactions, lease and SBITA additions - net	27,485,065
Current year amortization of premium / discount	(1,488,900)
Net change of compensated absences recorded in the current period.	(748,524)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. Changes related to long-term liabilities included:	
Governmental funds do not recognize expenditures for the liability associated with accrued interest payable on long-term debt. This is the change in accrued interest payable for the current period.	1,195,682
Governmental funds do not recognize expenditures for the change in the Net Pension liability and related deferred inflows and outflows from year-to-year. This is the change of the Net Pension liability and related deferred inflows and outflows for the current period.	(3,488,239)
Governmental funds do not recognize expenditures for the change in the Net OPEB liability and related deferred inflows and outflows from year-to-year. This is the change of the Net OPEB liability and related deferred inflows and outflows for the current period.	(834,951)
In the governmental funds, revenues cannot be recognized until they are available to liquidate liabilities of the current period. In the statement of activities, revenue is recognized as soon as it is earned regardless of its availability. (Note 3. C. Receivables)	(7,019,170)
The internal service fund is used by management to charge the costs of health insurance. The change in net position attributable to governmental funds is reported with governmental activities.	160,321
Net change in net position - governmental activities	<u>\$ 47,736,373</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Net Position
Proprietary Funds
September 30, 2023

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Fund	Total Enterprise Funds	Governmental Activities - Internal Service Fund
Assets					
Current assets					
Cash and cash equivalents	\$ 109,577,908	\$ 9,872,530	\$ 946	\$ 119,451,384	\$ 10,254,749
Current receivables	15,402,153	741,464	-	16,143,617	625,961
Due from other funds	22,862	879,580	-	902,442	-
Due from other governments	2,456,023	101,984	-	2,558,007	-
Prepaid items	47,299	37,785	-	85,084	-
Inventories	6,213,341	324,895	63,656	6,601,892	-
Restricted equity in pooled cash and investments	85,525,727	92,234	-	85,617,961	-
Total current assets	219,245,313	12,050,472	64,602	231,360,387	10,880,710
Noncurrent assets					
Noncurrent receivables	7,713,040	-	-	7,713,040	-
Capital assets (net of depreciation)	615,494,769	33,258,317	4,923,948	653,677,034	63,613
Capital assets, not being depreciated/amortized	69,635,842	16,354,990	2,786,942	88,777,774	253,459
Total noncurrent assets	692,843,651	49,613,307	7,710,890	750,167,848	317,072
Total assets	912,088,964	61,663,779	7,775,492	981,528,235	11,197,782
Deferred outflows					
Loss on debt defeasance	6,497,188	370,279	-	6,867,467	-
Other post employment benefits	4,986,497	1,710,457	141,404	6,838,358	-
Total deferred outflows	11,483,685	2,080,736	141,404	13,705,825	-
Liabilities					
Current liabilities					
Deposits payable	7,357,901	29,400	15,200	7,402,501	-
Accounts payable	3,536,291	1,755,411	72,027	5,363,729	6,904,720
Accrued salaries and wages	402,508	79,840	11,502	493,850	-
Unearned revenue	2,049,227	-	22,082	2,071,309	-
Retainage payable	472,465	87,373	-	559,838	-
Due to other funds	-	-	2,173,000	2,173,000	-
Current portion of long-term debt	16,904,602	1,108,455	10,675	18,023,732	1,312
Payable from restricted assets	1,116,937	554,396	-	1,671,333	-
Total current liabilities	31,839,931	3,614,875	2,304,486	37,759,292	6,906,032
Noncurrent liabilities					
Long-term portion of debt	313,138,291	34,645,120	95,221	347,878,632	554
Net other post employment benefits	6,822,934	2,280,485	190,512	9,293,931	-
Total noncurrent liabilities	319,961,225	36,925,605	285,733	357,172,563	554
Total liabilities	351,801,156	40,540,480	2,590,219	394,931,855	6,906,586
Deferred Inflows					
Other post employment benefits	2,162,110	800,761	73,292	3,036,163	-
Leases	1,277,554	378,038	-	1,655,592	-
Total deferred inflows	3,439,664	1,178,799	73,292	4,691,755	-
Net Position					
Net investment in capital assets	364,174,652	15,014,361	7,709,024	386,898,037	315,206
Debt service	29,961,341	-	-	29,961,341	-
Capital projects	43,489,076	-	-	43,489,076	-
Claims	-	92,234	-	92,234	-
Unrestricted	130,706,760	6,918,641	(2,455,639)	135,169,762	3,975,990
Total net position	\$ 568,331,829	\$ 22,025,236	\$ 5,253,385	\$ 595,610,450	\$ 4,291,196

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Reconciliation of the Statement of Net Position of
Proprietary Funds to the Statement of Net Position
September 30, 2023

Total net position of Enterprise Funds on the statement of net position of proprietary funds	\$595,610,450
Adjustments for internal balances and internal service fund activities.	64,660
Net position in business-type activities	<u><u>\$595,675,110</u></u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Revenues, Expenditures, and Changes in Net Position
 Proprietary Funds
 For the Year Ended September 30, 2023

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Fund	Total Enterprise Funds	Governmental Activities - Internal Service Fund
Operating revenues:					
Charges for services	\$ 102,330,915	\$ 25,176,169	\$ 1,963,186	\$ 129,470,270	\$ -
Employer contributions to health insurance	-	-	-	-	23,481,131
Employee contributions to health insurance	-	-	-	-	4,158,300
Other contributions	247,109	96,465	22,976	366,550	443,609
Other operating revenues	-	-	-	-	75,000
Total operating revenues	<u>102,578,024</u>	<u>25,272,634</u>	<u>1,986,162</u>	<u>129,836,820</u>	<u>28,158,040</u>
Operating expenses:					
Personal services	27,351,399	5,306,264	859,783	33,517,446	22,890
Contractual services	3,061,450	14,350,896	244,274	17,656,620	1,390,731
Depreciation/amortization expense	40,614,766	2,262,701	301,067	43,178,534	6,964
Operating supplies and expense	21,602,277	2,017,900	826,179	24,446,356	665,565
Administrative expenses	-	-	-	-	855,088
Insurance premiums	-	-	-	-	4,098,113
Benefits paid	-	-	-	-	21,343,670
Total operating expenses	<u>92,629,892</u>	<u>23,937,761</u>	<u>2,231,303</u>	<u>118,798,956</u>	<u>28,383,021</u>
Operating income (loss)	<u>9,948,132</u>	<u>1,334,873</u>	<u>(245,141)</u>	<u>11,037,864</u>	<u>(224,981)</u>
Nonoperating revenue (expenses)					
Investment income					
Net change in fair value of investment	1,327,446	30,370	2,080	1,359,896	21,402
Interest income	6,218,802	456,668	22,211	6,697,681	195,651
Grants	2,220,768	858,415	14,244	3,093,427	-
Leases	376,739	270,284	-	647,023	-
Interest expense	(11,667,143)	(828,820)	(1,649)	(12,497,612)	-
Gain (Loss) on disposition of equipment	186,187	(8,139)	8,342	186,390	-
Miscellaneous	65,427	23,763	-	89,190	-
Total nonoperating revenue (expenses)	<u>(1,271,774)</u>	<u>802,541</u>	<u>45,228</u>	<u>(424,005)</u>	<u>217,053</u>
Income (loss) before operating transfers	<u>8,676,358</u>	<u>2,137,414</u>	<u>(199,913)</u>	<u>10,613,859</u>	<u>(7,928)</u>
Transfers and Contributions					
Capital contributions	40,106,642	-	-	40,106,642	-
System developments fees	6,525,509	-	-	6,525,509	-
Connection fees	18,373,783	-	-	18,373,783	-
Transfers in	2,764,376	861,950	199,000	3,825,326	-
Transfers out	(4,754,075)	(1,887,780)	(178,250)	(6,820,105)	(73,517)
Total transfers and contributions	<u>63,016,235</u>	<u>(1,025,830)</u>	<u>20,750</u>	<u>62,011,155</u>	<u>(73,517)</u>
Change in net position	<u>71,692,593</u>	<u>1,111,584</u>	<u>(179,163)</u>	<u>72,625,014</u>	<u>(81,445)</u>
Net position, beginning of year	<u>496,639,236</u>	<u>20,913,652</u>	<u>5,432,548</u>	<u>522,985,436</u>	<u>4,372,641</u>
Net position, end of year	<u>\$ 568,331,829</u>	<u>\$ 22,025,236</u>	<u>\$ 5,253,385</u>	<u>\$ 595,610,450</u>	<u>\$ 4,291,196</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Net Position of Proprietary Funds to the Statement of Activities
For the Year Ended September 30, 2023

Net Change in Net Position - Enterprise Funds	\$ 72,625,014
The internal service fund is used by management to charge the costs of health insurance. The change in net revenue of certain activities of the internal service fund is reported with governmental activities.	<u>(98,051)</u>
Net change in net position - business-type activities	<u><u>\$ 72,526,963</u></u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2023

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
Cash flows from operating activities					
Receipts from customers	\$ 102,096,566	\$ 25,542,537	\$ 1,963,186	\$ 129,602,289	\$ 27,455,645
Payments to suppliers	(36,347,989)	(16,835,800)	1,068,395	(52,115,394)	(27,128,446)
Payments to employees	(27,351,399)	(5,306,264)	(859,783)	(33,517,446)	(22,890)
Other operating revenues	247,109	96,465	22,976	366,550	518,609
Net cash provided (used) by operating activities	38,644,287	3,496,938	2,194,774	44,335,999	822,918
Cash flows from noncapital and related financing activities					
Operating grants	164,772	20,185	14,244	199,201	-
Transfers from (to) other funds	(1,989,699)	(1,025,830)	20,750	(2,994,779)	(73,517)
Other Contributions	65,426	23,763	-	89,189	-
Payments received/(made) on advances (to)/from other funds	83,144	(29,694)	(53,450)	-	-
Net cash provided (used) by noncapital and related financing activities	(1,676,357)	(1,011,576)	(18,456)	(2,706,389)	(73,517)
Cash flows from capital and related financing activities					
Acquisition of capital and lease assets	(44,621,163)	(1,510,988)	(2,811,131)	(48,943,282)	(1,313)
Sale of capital assets	1,327,259	-	8,342	1,335,601	-
Receipts (payments) on leases and notes	376,739	270,284	(1,313)	645,710	-
Principal paid on capital debt	(17,753,837)	(1,859,299)	-	(19,613,136)	-
Interest paid on bonds, leases and notes	(11,667,143)	(828,820)	(1,649)	(12,497,612)	-
Issuance of bonds, leases and notes	1,109,301	-	-	1,109,301	-
Contributed capital and capital grants	26,955,289	838,230	-	27,793,519	-
Net cash provided (used) by capital and related financing activities	(44,273,555)	(3,090,593)	(2,805,751)	(50,169,899)	(1,313)
Cash flows from investing activities					
Net activity from short-term investments	1,327,446	30,370	2,080	1,359,896	21,402
Interest earnings on cash and investments	6,218,802	456,668	22,211	6,697,681	195,651
Net cash provided by (used by) investing activities	7,546,248	487,038	24,291	8,057,577	217,053
Net increase (decrease) in cash and cash equivalents	240,623	(118,193)	(605,142)	(482,712)	965,141
Cash and cash equivalents - beginning of year	194,863,012	10,082,957	606,088	205,552,057	9,289,608
Cash and cash equivalents - end of year	\$ 195,103,635	\$ 9,964,764	\$ 946	\$ 205,069,345	\$ 10,254,749

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2023

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ 9,948,132	\$ 1,334,873	\$ (245,141)	\$ 11,037,864	\$ (224,981)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Adjustments					
Depreciation and amortization	40,614,766	2,262,701	301,067	43,178,534	6,964
Deferred outflows - OPEB	(1,104,718)	(311,125)	(27,054)	(1,442,897)	-
Deferred inflows - OPEB	(584,243)	(164,541)	(14,308)	(763,092)	-
Deferred inflows - Leases	(232,113)	(76,081)	-	(308,194)	-
Change in assets and liabilities:					
Accounts receivable, net	(234,349)	366,368	-	132,019	(183,786)
Unearned revenue	550,498	-	(6,663)	543,835	-
Inventory	352,440	21,466	(9,240)	364,666	-
Prepaid expenses	425	2,248	-	2,673	-
Accrued insurance claims	-	-	-	-	1,224,721
Accounts payable	(10,173,427)	389,041	(34,295)	(9,818,681)	-
Due to/from other funds	-	(838,230)	2,173,000	1,334,770	-
Other accrued liabilities	(210,378)	(18,005)	9,516	(218,867)	-
Accrued salaries and wages	35,454	(15,047)	58	20,465	-
Due to/from other governments	(2,448,091)	(19,263)	-	(2,467,354)	-
Customer deposits	242,295	-	-	242,295	-
Retainage payable	(65,658)	12,433	-	(53,225)	-
Net OPEB liability	1,953,254	550,100	47,834	2,551,188	-
Net cash provided (used) by operating activities	\$ 38,644,287	\$ 3,496,938	\$ 2,194,774	\$ 44,335,999	\$ 822,918
Noncash capital and related financing activities:					
Developer contributions	\$ 40,106,642	\$ -	\$ -	\$ 40,106,642	\$ -

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida
Statement of Fiduciary Net Position
Fiduciary Funds
September 30, 2023

	Retirement Trust Funds
Assets	
Cash and cash equivalents	\$ 2,369,729
Fixed investments	9,997,086
Corporate stocks	38,769,973
Corporate bonds	7,255,775
US Government obligations	3,361,833
Federal agencies	12,118,095
Municipal obligations	1,032,378
Real estate investments	14,642,021
Mutual funds	92,858,315
Accrued investment income	147,314
Prepaid items	3,981
Total assets	\$ 182,556,500
Liabilities and net position	
Broker deals	126,981
Accounts payable	114,744
Drop	212,218
Total liabilities	453,943
Net position	
Restricted for:	
Pension	155,036,632
Other Post Employment Benefits	27,065,925
Total net position	182,102,557
Total liabilities and net position	\$ 182,556,500

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

**Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended September 30, 2023**

	<u>Retirement Trust Funds</u>
Additions	
Contributions	
City	\$ 7,307,004
State	2,256,083
Employee	2,492,711
Total contributions	<u>12,055,798</u>
Investment income	
Net increase in fair value of investments	15,515,117
Interest and dividends	3,118,088
Total investment income	18,633,205
Investment expense	<u>328,046</u>
Total additions	<u>30,360,957</u>
Deductions	
Benefit payments	9,705,984
Administrative costs and charges	297,784
Refunds	108,985
Total deductions	<u>10,112,753</u>
Change in net position	20,248,204
Net position, beginning of year	<u>161,854,353</u>
Net position, end of year	<u>\$ 182,102,557</u>

The notes to the financial statements are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS



PORT ST. LUCIE
HEART OF THE TREASURE COAST

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Port St. Lucie, Florida (the "City") was incorporated in 1961 and covers an area of approximately 121 square miles. The City derives authority from Article VIII, Section 2 of the Constitution of the State of Florida, and Chapter 166, Florida Statutes, "Municipal Home Rule Powers Act". The specific organizational governing authority of the City of Port St. Lucie is the City of Port St. Lucie City Charter as adopted in 1976 and as from time to time subsequently amended. The City operates under an elected City Council (5 members) and provides services to its more than 239,000 residents in the form of law enforcement, community enrichment and development, street maintenance, culture and recreation, planning and zoning, human services and general administrative services.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of the more significant policies:

A. SCOPE OF REPORTING ENTITY

The accompanying financial statements present the City's primary government and component units over which the City exercises significant influence. Even though the component units are legally separate, they are so intertwined with the City that they are, in substance, the same as the City. The following component units are included in the City's financial statements as blended component units.

Port St. Lucie Governmental Finance Corporation - The Corporation is a not-for-profit corporation incorporated in 1990 for the sole purpose of assisting the City in acquiring and constructing various governmental projects consisting of real and/or personal property. The Corporation is included in the City's financial statements since the directors of the Corporation are the Mayor and members of the City Council and the lease payments by the City to the Corporation are the primary source of funds to pay the debt of the Corporation.

Community Redevelopment Agency - The Community Redevelopment Agency was established for the purpose of improving the economic and social conditions within a specific boundary. Incremental property taxes collected within this area are remitted by the various taxing entities back to the Community Redevelopment Agency. The Community Redevelopment Agency (CRA) is included in the City's financial statements since the directors are the Mayor and members of the City Council and the incremental property taxes received by the City are remitted to the CRA.

The activities of the Port St. Lucie Governmental Finance Corporation are included in the combined financial statements within the Special Revenue Funds. The activities of the Community Redevelopment Agency are included in the basic financial statements as a major fund.

Port St. Lucie Municipal Police Officers' Retirement Trust Fund - The Port St. Lucie Municipal Police Officers' Retirement Trust Fund is included in the financial statements as a pension trust fund. Activities of the Trust Fund are reported in the Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position. The Trust Fund issues separate financial statements, audited by Saltmarsh, Cleaveland, & Gund, and are available by contacting the City of Port St. Lucie Finance Department, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The City's Basic Financial Statements contain three components: government-wide financial statements, fund financial statements and notes to the financials.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole, excluding fiduciary activities such as employee pension plans. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services and culture and recreation. The business-type activities of the City include the utility system, stormwater utility, and golf course.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees charged to developers. These revenues are subject to externally imposed restrictions to their program uses. Taxes and other revenue sources are reported as general revenues.

Interfund transfers were recorded to the General Fund from the other operating funds to cover the cost of services provided, such as finance, personnel, purchasing, legal, information technology, and certain management functions.

The Government-wide Financial Statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the Proprietary Fund and Fiduciary Fund financial statements. The government-wide statement of net position reports all assets and liabilities of the City, including long-term assets and long-term liabilities and other obligations. The effect of interfund activity has been removed from these statements. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred. The City's fiduciary funds are presented in the fund financial statements. Since by definition these assets are being held for the benefit of a third party (plan participants and third party) and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

Fund Financial Statements

Fund financial statements are provided for governmental, proprietary, and fiduciary funds. Major individual governmental and enterprise funds are reported in separate columns with composite columns for non-major funds.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental column, a reconciliation is presented on the page following each statement, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental column of the government-wide presentation. Totals on the business-type activity fund statements should directly reconcile to the business-type activity column presented in the government-wide statements.

The focus of the government-wide financial statements is on the City as a whole. The focus of the Fund Financial Statements is on the major funds of the governmental and business-type activities. Each presentation provides valuable information that can be analyzed to enhance the usefulness of the information.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Proprietary funds record both operating and non-operating revenues and expenses. Operating revenues are those that are obtained from the operations of a proprietary fund that include charges for services and user fees. Non-operating revenues are not related to the operations of a proprietary fund and include interest earnings and intergovernmental revenue. Operating expenses represent the cost of operations, which includes depreciation. Non-operating expenses are not related to operations, for example interest expense.

Modified Accrual

Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available). "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers all revenues available if they are collected within 45 days after year-end. Primary revenue sources that have been treated as susceptible to accrual include, where material, intergovernmental revenue, franchise taxes, communication taxes and charges for services.

Property taxes are accounted for when measurable and available. No accruals for the property tax levy becoming due in November 2023 are included in the accompanying financial statements since such taxes are levied for the subsequent fiscal year and are not considered available at September 30, 2023.

In applying the "susceptible to accrual" concept (the City may act as either provider or recipient), the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenue when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met, should under most circumstances be reported as advances by the provider and unearned revenue by the recipient.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred, as under accrual accounting. Exceptions to this general rule include principal and interest on long-term debt, expenditures related to compensated absences, and claims and judgments, which are recognized when due.

C. BASIS OF PRESENTATION

The financial transactions of the City are recorded in individual funds. The operations for each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures/expenses. Resources are allocated to and accounted for in individual funds, based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Governmental Funds

The focus of Governmental Fund measurement (in the Fund Financial Statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income.

The following is a description of the major Governmental Funds of the City:

General Fund - to account for revenues and expenditures for the City. All general tax revenue and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. The general operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the general fund.

SW Annexation Special Assessment District 1 Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessment Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the SW Annexation Special Assessment District.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Port St. Lucie Community Redevelopment Agency Fund - to account for revenues and expenditures of the Community Redevelopment Agency established for the purpose of improving the economic and social conditions within a specific boundary. The fund receives the tax-increment revenues from the City and County for the various redevelopment districts.

Solid Waste Fund - to account for the annual special assessments imposed on all residential properties in the City. Solid waste special assessment revenues are used to pay the costs of waste collection for all residential properties in the City and the costs related to administration of the assessment program.

Proprietary Funds

The focus of Proprietary Fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows, which is similar to businesses. The following is a description of the major Proprietary Funds of the City:

Utility System Fund - to account for the operations of a water and wastewater system.

Stormwater Utility Fund - to account for the operations of a program designed to maintain, replace and improve the City's stormwater-related infrastructure.

Other Fund Types

Additionally, the City reports the following Fund types:

Internal Service Fund - to account for medical, dental and vision benefits provided to City employees and administered by the City.

Pension Trust/Employee Benefit Funds - to account for one defined benefit plan and one other post employment benefits plan (OPEB), which accumulate resources for pension and other benefit payments to City employees/retirees.

D. ASSETS, LIABILITIES, DEFERRED INFLOWS/OUTFLOWS AND NET POSITION OR EQUITY, REVENUES, AND EXPENDITURES/EXPENSES

Pooled Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. The City has established an investment policy in accordance with Section 218.415, Florida Statutes that allows the City to invest in relatively low risk securities, such as certificates of deposit, money market accounts, and U. S. Government Securities and Agencies. Investments are stated at fair value or amortized cost, which approximates fair value. Resources of all funds, with the exception of the pension funds and the other post employment (OPEB) fund, have been combined into investment pools for the purpose of maximizing investment yields. Interest revenue is comprised of interest and dividends. Net increase/decrease in fair value of investments is comprised of realized and unrealized gains and losses on investments. Interest revenue on pooled investments is allocated monthly based upon equity balances of the respective funds. Net increase/decrease in fair value of investments is allocated annually based upon equity balances of the respective funds. Accrued interest on pooled investments is grouped with pooled cash and investments on the balance sheet at year-end.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

All receivables are shown net of an allowance for uncollectibles. Unbilled service revenues of the utility system are accrued at the end of the year by prorating actual subsequent billings.

Due To/Due From

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balance outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Prepaid, Inventory, and Other Assets

Inventories are composed of expendable supplies held for consumption, and are stated at cost using the first-in, first-out method. The governmental fund type inventories are recorded using the consumption method.

The Neighborhood Stabilization Program Fund has acquired various distressed improved properties with funding from federal government grant programs. The City renovates these properties or, in some cases, demolishes the structure, and sells the property to qualified individuals in the City. The Governmental Finance Fund has acquired property held for resale when the previous owner stopped making tax payments. These properties are accounted for as an item of inventory based on the acquisition price plus applicable carrying costs, amounting to \$19,744,904 at September 30, 2023, as presented in the non-major governmental funds.

Restricted Assets

Certain revenue bond proceeds of the various funds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by contracts or applicable bond covenants.

Capital Assets

The City's property, plant, equipment, intangible and infrastructure assets with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements. The City maintains infrastructure asset records consistent with all other capital assets. Proprietary and component unit capital assets are also reported in their respective fund financial statements. Donated assets are stated at acquisition value on the date donated. The City generally capitalizes assets such as land, building infrastructure, leases, construction, and computer software with costs of \$100,000 or more and machinery and equipment costs of \$5,000 or more. Major capital outlays for capital assets, and improvements are capitalized as the projects are constructed. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed net of any interest income earned.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimated useful lives, in years, for depreciable assets are as follows:

<u>Assets</u>	<u>Years</u>
Buildings	5 - 50
Improvements, other than buildings	2 - 50
Infrastructure	20 - 50
Mobile equipment	3 - 30
Furniture, machinery, and equipment	3 - 30
Intangible	5 - 10

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits, which will be paid to employees upon separation from City service if they meet certain criteria. These benefits, plus their related taxes, are classified as compensated absences. The accumulated compensated absences are accrued when incurred in the government-wide financial statements and proprietary funds for both the current and long-term portions. The General Fund, Road and Bridge Fund, and Building Department Fund typically are the governmental-type funds that liquidate the compensated absences liability. Compensated absences are reported in the governmental funds only if they have matured and are due and payable as of September 30, 2023.

Long-Term Debt and Bond Discounts/Premiums

In the government-wide financial statements and the proprietary fund types in the fund financial statements, outstanding debt is reported as liabilities. Bond discounts or premiums are amortized over the terms of the respective bonds using the effective interest rate method.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources and discounts as other financing uses of the current period. Issuance costs are reported as expenditures.

Deferred Outflows

Deferred outflows of resources represent a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense). In the government-wide financial statements and the proprietary fund types in the fund financial statements, the difference between the reacquisition price and the net carrying value of refunded debt is amortized over the terms of the respective bonds using the effective interest rate method and reported as deferred outflows. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, changes in assumptions, changes in proportion and differences between City pension plan contributions and proportionate share contributions, and certain differences between projected and actual investment earnings.

In the government-wide financial statements, imposed nonexchange transactions that will be collected in future periods are reported as revenues in the statement of activities. The governmental fund financial statements report imposed nonexchange transactions that will be collected in future periods as deferred inflows.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, changes in assumptions, changes in proportion and differences between City pension plan contributions and proportionate share contributions, and certain differences between projected and actual investment earnings. The amounts for leases relate to the value of lease receivables plus any payments received at or before the start of the lease term that relate to future periods.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from management's estimates.

Property Taxes

The City's property tax is levied annually on October 1 on the real and personal property located in the City on January 1 (the lien date) of the fiscal year. The taxable value on which the fiscal year 2023 levy was based was approximately \$16.2 billion. The Property values are established by the St. Lucie County Property Appraiser. Tax collections by the St. Lucie County Tax Collector normally begin in November of each year with a due date of March 31 of the following year. Discounts are allowed for early payment of 4% in November, 3% in December, 2% in January, and 1% in February. Unpaid property taxes become delinquent as of April 1. Current tax collections for the year ended September 30, 2023 were approximately 96% of the total tax levied. The City is permitted by state law to levy taxes up to 10 mills of assessed valuation. The tax rate for the year ended September 30, 2023 was 4.7307 mills for general operating purposes plus a voter-approved 0.5693 mill levy for debt service on general-obligation bonds.

E. NEW ACCOUNTING PRONOUNCEMENTS

New Accounting Pronouncements 2023:

GASB Statement No. 96, *Subscriptions-Based Information Technology Arrangements*, provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset an intangible asset, and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022. The City has implemented this Statement in fiscal year 2023.

Pronouncements Issued But Not Yet Effective:

GASB has issued the following pronouncements that may affect future financial position, results of operations, cash flows, or financial presentation of the City upon implementation. The City has not fully determined the effect these pronouncements will have on the City's financial statements:

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. NEW ACCOUNTING PRONOUNCEMENTS (CONTINUED)

GASB Statement No. 100, *Accounting Changes and Error Corrections*, this Statement establishes accounting and financial reporting requirements for (a) accounting changes and (b) the correction of an error in previously issued financial statements (error correction). This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated. Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

GASB Statement No. 101, *Compensated Absences*, the objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGET AND BUDGETARY ACCOUNTING

The City's Office of Management and Budget prepares an annual operating budget for the General, Debt Service, Special Revenue, and Enterprise Funds. Major capital facilities and improvements, which are accounted for within the Capital Projects Funds, are subject to budgetary control on a project basis whereas other capital outlay accounted for within these funds are subjected to the standard budgetary control.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and means of financing them.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. The budget is legally enacted through the passage of an ordinance by City Council on or before the thirtieth day of September of the fiscal year currently ending.
- d. The level of budgetary control is the department. The City Manager is authorized to transfer budgeted amounts within any fund. Revisions that increase the budgeted totals of any fund require approval of the City Council. Unencumbered appropriations lapse at year-end.
- e. Budgets for general and special revenue funds are adopted on a basis consistent with generally accepted accounting principles, except encumbrances are presented as expenditures.
- f. Formal budget integration is not employed for proprietary, capital project or trust funds because effective budgetary control is achieved by alternate measures.
- g. Encumbrances - Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation in the governmental funds. Encumbrances outstanding at year-end are reported as assigned fund balance for construction and long-term contracts and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

B. FUND BALANCE DISCLOSURE

Fund balance classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the general fund. The general fund is the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In accordance with Governmental Accounting Standards Board Statement 54, Fund Balance Reporting and Governmental Fund Type Definitions, the City classifies governmental fund balances as follows:

Nonspendable

Nonspendable fund balance includes amounts that cannot be spent because they are not in spendable form, such as inventories and prepaid amounts.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

B. FUND BALANCE DISCLOSURE (CONTINUED)

Spendable Fund Balance

Restricted - fund balance amounts that are constrained for specific purposes which are externally imposed through debt covenants or amounts constrained by federal and state law.

Committed - fund balance amounts that can only be used for the specific purposes that are internally imposed by City Council Ordinances. Commitments may be changed by the City Council amending or repealing the Ordinance that imposed the constraint initially. Contractual obligations are included to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual obligations.

Assigned - fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. This indicates that resources in these funds are, at a minimum, intended to be used for the purposes of that fund. Fund balance may be assigned by City Council Resolution, by transfer to a special revenue or capital project fund as authorized by City Council, or an appropriation of existing fund balance to eliminate a projected budgetary deficit in the subsequent year's budget.

Unassigned - the residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance are available unless there are legal requirements that prohibit this, such as grant agreements that require a local spending match. Also, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

B. FUND BALANCE DISCLOSURE (CONTINUED)

The fund balance classifications at September 30, 2023 are as follows:

Fund Balance by Category	General Fund	SW Annexation Special Assessment District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total
<u>Nonspendable:</u>						
Prepaid items	\$ 51,500	\$ -	\$ -	\$ -	\$ -	\$ 51,500
Deposits	64,630	-	-	-	13,288	77,918
Inventories	180,323	-	-	-	19,744,904	19,925,227
<u>Restricted:</u>						
Protective inspections	-	-	-	-	37,343,056	37,343,056
Law enforcement	-	-	-	-	1,950,549	1,950,549
Economic environment	-	-	1,042,100	3,447,257	7,532,854	12,022,211
Pollution control	-	-	-	-	283,086	283,086
Housing assistance/rehabilitation	-	-	-	-	4,648,576	4,648,576
Transportation	-	-	-	-	46,863,994	46,863,994
Street lights	-	-	-	-	17,894	17,894
Neighborhood improvements	-	-	-	-	522,077	522,077
Conservation	-	-	-	-	1,081,094	1,081,094
Water/sewer capital projects	-	-	-	-	7,158,631	7,158,631
Parks and recreation capital improvements	-	-	-	-	41,291,978	41,291,978
Road and bridge capital projects	-	-	-	-	2,347,962	2,347,962
Debt service	-	11,993,209	-	-	14,982,293	26,975,502
<u>Committed:</u>						
General projects	-	-	-	-	48,432,134	48,432,134
PSL Blvd Road Improvements	11,346,578	-	-	-	-	11,346,578
Economic environment	-	-	-	-	15,411,645	15,411,645
Public art	1,734,153	-	-	-	-	1,734,153
Debt service	6,000,000	-	-	-	-	6,000,000
<u>Assigned:</u>						
General government	849,738	-	-	-	-	849,738
Economic environment	170,585	-	-	-	-	170,585
Public safety	1,308,211	-	-	-	-	1,308,211
Physical environment	102,354	-	-	-	-	102,354
Culture & recreation	1,156,627	-	-	-	-	1,156,627
<u>Unassigned:</u>	42,723,753	-	-	(7,429,865)	-	35,293,888
	<u>\$ 65,688,452</u>	<u>\$ 11,993,209</u>	<u>\$ 1,042,100</u>	<u>\$ (3,982,608)</u>	<u>\$ 249,626,015</u>	<u>\$ 324,367,168</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS

A. CASH AND INVESTMENTS

The City operates using pooled cash and investments and cash balances from all funds which are combined and invested to the extent available. Earnings are allocated monthly to each fund based on average daily balances of cash and investments.

As of September 30, 2023, pooled cash, cash equivalents and investments including restricted amounts of the primary government, consisted of the following:

	City Primary Government	Fiduciary Funds Pension Trust	Fiduciary Funds OPEB	Total
Deposits with financial institutions and cash on hand	\$ 70,990,867	\$ -	\$ 233	\$ 70,991,100
Cash equivalents and investments	476,703,584	155,339,280	27,065,692	659,108,556
Total cash, cash equivalents and investments	<u>\$ 547,694,451</u>	<u>\$ 155,339,280</u>	<u>\$ 27,065,925</u>	<u>\$ 730,099,656</u>
Investment Type				
U.S. Government obligations	\$ 76,986,444	\$ 3,361,833	\$ -	\$ 80,348,277
U.S. Government agencies	107,999,055	12,118,095	-	120,117,150
Municipal obligations	5,080,782	1,032,378	-	6,113,160
Corporate obligations	47,051,395	7,255,775	-	54,307,170
Commercial paper	2,622,454	-	-	2,622,454
Domestic fixed income funds	-	9,997,086	-	9,997,086
Domestic equity investment funds	-	45,951,443	27,065,692	73,017,135
Domestic stocks	-	38,769,973	-	38,769,973
Foreign equity investment funds	-	19,841,180	-	19,841,180
Temporary investment funds	-	2,369,496	-	2,369,496
Real estate investment funds	-	14,642,021	-	14,642,021
Money market funds	115,921,522	-	-	115,921,522
Investment pools	56,743,294	-	-	56,743,294
Certificates of deposits	64,298,638	-	-	64,298,638
Total cash equivalents and investments	<u>\$ 476,703,584</u>	<u>\$ 155,339,280</u>	<u>\$ 27,065,692</u>	<u>\$ 659,108,556</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2023, the City's cash and cash equivalents included deposits with financial institutions. Cash deposits are subject to custodial risk and custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned. Deposits with financial institutions were entirely covered by federal deposit insurance and collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirement of Florida Statutes and have been designated as Qualified Public Depositories ("QPD") by the State Treasurer of Florida. The Florida bank deposit insurance exists because Florida Statutes require state and local governmental units to only deposit monies with financial institutions classified as QPD. For a financial institution to qualify as QPD, it must participate in the state's deposit insurance pool that requires collateral to be deposited based on the financial institution's rating and the value of public funds it has on deposit. Upon default of any QPD, the pooled collateral is used to guarantee the state and local government deposits. This pool is additional insurance above the federal depository insurance. As of September 30, 2023, the City has bank deposits only with QPD institutions.

Cash, cash equivalents and investments held separately or where contractual arrangement or bond covenants require otherwise, are classified as "restricted assets". When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed. For purposes of the Statement of Cash Flows, cash equivalents are defined as all liquid investments with an original maturity of three months or less.

The following schedule reconciles the deposit and investment information above to the City's financial statements:

Fund Type	Equity in Pooled Cash and Investments	Restricted Equity in Pooled Cash and Investments	Total
<u>Governmental Activities</u>			
General	\$ 43,165,359	\$ 31,246,186	\$ 74,411,545
SW Annexation District 1	5,169,900	6,795,113	11,965,013
Community Redevelopment	1,046,255	-	1,046,255
Solid Waste Fund	26,055	-	26,055
Nonmajor Governmental Funds	193,155,175	51,766,314	244,921,489
Total Governmental	<u>242,562,744</u>	<u>89,807,613</u>	<u>332,370,357</u>
Utility System Fund	109,577,908	85,525,727	195,103,635
Stormwater Utility Fund	9,872,530	92,234	9,964,764
Nonmajor Enterprise Funds	946	-	946
Internal Service Fund	10,254,749	-	10,254,749
Total Business Type	<u>129,706,133</u>	<u>85,617,961</u>	<u>215,324,094</u>
Subtotal	<u>\$ 372,268,877</u>	<u>\$ 175,425,574</u>	<u>\$ 547,694,451</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. CASH AND INVESTMENTS (CONTINUED)

The Other Post Employment Benefits (OPEB) trust fund's investments are maintained by an independent third-party investment management firm that is permitted by the City to invest those monies in their managed mutual funds.

	Fair Value	Rating S &P	Level
Mutual funds	\$ 27,065,692	n/a	level 1
Cash and equivalents	233	n/a	n/a
	\$ 27,065,925		

Investments

The City's investment policy applies to all investment activity and shall include all available funds in excess of amounts needed to meet short-term expenses, but shall not apply to pension funds, trust funds, or funds related to the issuance of debt where there are other existing policies or indentures in effect. The policy objective is to invest funds in a manner with highest priority on preservation of principal and safety of liquidity with optimization of investment returns being secondary consideration. Treasury securities are the benchmark used for riskless investment transactions with a minimum standard for rate of return.

The investment guidelines allow the following investments:

- Negotiable obligations unconditionally guaranteed by the United States Government and its agencies.
- Fully collateralized United States Agency obligations which carry an implied guarantee and the implied full faith and credit of the United States Government.
- Other United States Agency obligations which carry an implied guarantee and the implied full faith and credit of the United States Government.
- Interest-bearing savings accounts, money market accounts, certificates of deposit, or time deposits constituting direct obligations of any bank or savings and loan association certified as a Qualified Public Depository by the State of Florida.
- Repurchase agreements collateralized by U.S. Treasury Bills or Notes.
- State of Florida Local Government Surplus Funds Trust Fund (F.S. Chapter 218).
- Local government investment pool shares organized under F.S. Chapter 163 and rated AAA.
- Money market mutual fund shares of any money market fund registered as an investment company under the federal "Investment Company Act of 1940", as amended.

The policy also establishes guidelines for diversification by the above classification varying from a maximum of 5% to 80% in each category and to maintain no more than 10% of available resources in any one financial institution.

Except for the investments held in local government investment pools, the City's pooled investments are 100% insured through a combination of the implied guarantee of the United States Government, the Federal Depository Insurance Corporation (FDIC), and Florida's Qualified Public Depository coverage. United States Agency and Treasury obligations are held for the City by a third-party safe-keeping custodian through a "delivery-versus-payment" (DVP) process.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The Florida local government investment pool balance consists of five governmental investment pools: Florida Cooperative Liquid Assets Securities System (FLCLASS), Florida Surplus Asset Fund (FLSAFE), Florida Public Assets for Liquidity Management (FL PALM), Florida Short Term Asset Reserve (FLSTAR), and Florida Local Government Investment Trust. The pools are organized under Florida Statutes Section 163, the Florida Interlocal Cooperation Act, by Florida public agencies for the purpose of operating an independent investment pool for local governments in Florida and administered by a Board of Trustees elected by the participants in the pool. FLCLASS and FLSAFE are operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. Rule 2a7 allows SEC registered mutual funds to use amortized cost rather than fair value, to report net position used to compute share prices if certain conditions are met. Those conditions included restrictions on the types of investments held, restrictions on the term to maturity of individual investment and the dollar weighted average of the portfolio, requirement for portfolio diversification, and requirement of divestiture considerations in the event of security downgrades and defaults and required actions if the fair value of the portfolio deviates from amortized cost by a specified amount. The fair value of the position in the pools is considered to be the same as the City's account balance (amortized cost) in the pool. The investment in FL PALM includes shares in the Term Series which are purchased to mature at pre-determined maturity dates selected by the City. FL PALM shares are redeemable at fair value with at least 7 days notice, less a premature redemption penalty.

Municipal Police Officers' Retirement Trust

The Municipal Police Officers' Retirement Trust Fund (MPORT) is authorized to invest in:

- U.S. Government obligations and U.S. agencies
- Domestic and foreign high quality bonds, notes and fixed income securities
- General market common stocks and equity securities, preferred stocks and pooled equity funds (maximum investment of 70% of total assets and no one stock or equity-related security would exceed 5% of the total portfolio on the cost basis)
- Real estate investment trusts (REIT), limited to 5% of the total portfolio

Fair Value of Investments: The City follows the provisions of GASB Codification, 150: *Investments*, which establishes a framework for measuring the fair value of investments in a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The three levels of the fair value hierarchy under GASBC 150 are described below:

Level 1 - Investments reflect unadjusted quoted prices in active markets for identical assets.

Level 2 - Investments reflect prices that are based on inputs that are either directly or indirectly observable for an asset (including quoted prices for similar assets), which may include inputs in markets that are not considered to be active.

Level 3 - Investments reflect prices based upon unobservable inputs.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The table below represents all investments of the City's Primary Government and Fiduciary Funds categorized in the fair value hierarchy.

Investments by fair value level	Total	Level 1	Level 2	Level 3
Fixed Income Securities				
U.S. government obligations	\$ 80,348,277	\$ 177,566	\$ 80,170,711	\$ -
U.S. government agencies	120,117,150	-	120,117,150	-
Municipal obligations	6,113,160	-	6,113,160	-
Corporate obligations	54,307,170	-	54,307,170	-
US treasury bill	-	-	-	-
Commercial paper	2,622,454	-	2,622,454	-
Domestic fixed investment funds	9,997,086	9,997,086	-	-
Domestic equity investment funds	73,017,135	73,017,135	-	-
Domestic stocks	38,769,973	38,769,973	-	-
Foreign equity investment funds	19,841,180	19,841,180	-	-
Temporary investments	2,369,736	2,369,736	-	-
Subtotal	407,503,321	144,172,676	263,330,645	-
Investments measured at net asset value (NAV):				
Real estate investment funds	14,642,021	-	-	-
FLSAFE	10,759,346	-	-	-
FLCLASS	10,993,509	-	-	-
FLSTAR	9,418,953	-	-	-
Florida Local Government Investment Trust	3,275,715	-	-	-
FLPALM	22,295,771	-	-	-
Total investments at NAV	71,385,315	-	-	-
Investments at cost:				
Certificates of deposit (exempt)	64,298,638	-	-	-
Money market funds	115,921,522	-	-	-
Total Investments at cost	180,220,160	-	-	-
Total investments	\$ 659,108,796	\$ 144,172,676	\$ 263,330,645	\$ -

Real estate investment funds are open ended, commingled private real estate portfolios. These REIT-based funds are structured as limited partnerships. Their primary focus is to invest in well-based income producing properties within major U.S. markets. The fair values of the investments in these funds have been determined using the NAV per unit of the trust's ownership interest in partner's capital. The investments of the fund are valued quarterly. Withdrawal requests must be made 60 days in advance and may be paid in one or more installments.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The FLCLASS, FLSAFE, FLSTAR, Florida Local Government Investment Trust, and FLPALM are local government investment pools. These pool types are Stable NAV Government Investment Pools.

Investment Risks

Interest rate risk is the risk that changes in interest rates will adversely affect the fair market value of fixed income securities. In order to limit interest rate risk the City's investment policy provides for maximum maturity period of 5 years.

Credit risk for fixed income securities is the risk that the issuer will not fulfill its obligations. Nationally recognized statistical rating organizations ("NRSRO"), such as Moody's and Standard and Poor's, assign credit ratings to security issuers and issues that indicate a measure of potential credit risk to investors. The City's investment policy addresses credit risk by limiting investments to the safest types of securities which are generally those receiving the highest credit ratings from NRSRO.

Concentration risk is the risk of amplified losses that may occur from having a large portion of your holdings in a particular investment, asset class or market segment relative to the overall portfolio. The City's investment policy requires diversification of investments to minimize potential losses on individual securities.

Custodial credit risk is defined as the risk that the plan may not recover cash and investment held by another party in the event of a financial failure. The Pension Trust Plan requires all securities to be held by a third-party custodian in the name of the Plan. Securities transactions between a broker-dealer and the custodian involving the purchase or sale of securities must be made on a "delivery vs. payment" basis to ensure that the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. The investments in mutual funds are considered unclassified pursuant to the custodial credit risk categories of GASBC 150, because they are not evidenced by securities that exist in physical or book-entry form.

The Pension Trust Plan allows for foreign investments. Investing in foreign markets may involve special risks and considerations not typically associated with investing in companies in the United States of America. These risks include revaluation of currencies, high rates of inflation, repatriation restrictions on income and capital, and future adverse political, social, and economic developments. Moreover, securities of foreign governments may be less liquid, subject to delayed settlements, taxation on realized or unrealized gains, and their prices are more volatile than those of comparable securities in U.S. companies.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The following table summarizes the fixed income portfolio price sensitivity to changes in interest rates:

Primary Government	NRSRO Rating	Average Duration	Fair Value
U.S. government obligations	AA+	1.96	\$ 76,986,444
U.S. government mortgage and asset back securities	AA+	2.44	107,999,055
Municipal obligations	AA-AAA	1.43	5,080,782
Corporate obligations	A-AA+	1.67	47,051,395
Commercial Paper	A+	0.502	2,622,454
Pension Trust Funds	NRSRO Rating	Average Duration	Fair Value
U.S. government obligations	AA	8.9	3,361,833
U.S. government agencies	AA	4.21	12,118,095
Municipal obligations	AA-AAA	4.1	1,032,378
Corporate obligations	BBB-AA	7.7	7,255,775
Temporary investment funds	N/A	Daily	2,369,496

B. RECEIVABLES

At September 30, 2023, receivables for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts of \$4,289,260 for the nonmajor funds, are as follows:

Governmental Funds:	General Fund	SW Annexation Special Assessment District 1 Collection Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total
Current receivables	\$ 9,243,394	\$ 107,486,786	\$ 14,832	\$ 20,761,085	\$ 137,506,097
Due from other governments	5,605,413	28,196	122,163	5,909,021	11,664,793
Gross Receivables	<u>\$ 14,848,807</u>	<u>\$ 107,514,982</u>	<u>\$ 136,995</u>	<u>\$ 26,670,106</u>	<u>\$ 149,170,890</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Accounts receivable for enterprise funds are net of allowance for uncollectible accounts of \$482,038 for the Utility System and \$338,378 for the Stormwater Utility System. In addition, the enterprise funds have long term accounts receivable for 10 year, non-interest bearing water and sewer connection fees loans. The following schedule summarizes the receivable balances in the following fund types at September 30, 2023:

Business-Type Activities:	Utility System Fund	Stormwater Utility Fund	Total
Current receivables	\$15,402,153	\$ 741,464	\$16,143,617
Due from other governments	2,456,023	101,984	2,558,007
Noncurrent receivables	7,713,040	-	7,713,040
	<u>\$25,571,216</u>	<u>\$ 843,448</u>	<u>\$26,414,664</u>

C. ASSESSMENTS RECEIVABLE

The City issued special assessment debt for the expansion of the Utility System (Water and Sewer). The expansion occurred in multiple phases and projects at various times in the City. The levies have occurred in prior years and are reflected as special revenue funds. The City is assessing property owners for the expansion of the water and sewer system. Property owners were given the option of prepaying the full assessment amount or financing the amount over 20 years. The City issued special assessment debt to fund the construction for property owners who elected not to prepay. When financed, the payment is included within the property-owners annual real property tax bill and includes interest and an amount to cover the additional costs of financing. Property owners may pay off their assessment at any time plus accrued interest.

The City also issued special assessment debt for funding infrastructure improvements of roads, drainage, and water and sewer within particular benefited areas. These have been implemented at the request of those property-owners. The benefited properties are assessed annually for the necessary amounts to fund the current debt service requirements on the applicable debts.

The following schedule summarizes the current year transactions and balances at September 30, 2023:

	SW Annexation District 1 Collection Fund	Other Governmental	Total
Assessments Receivables Balance, October 1, 2022	\$ 110,660,995	\$ 24,215,923	\$ 134,876,918
Collections and Credits During the Year Ended September 30, 2023	(3,195,200)	(3,856,933)	(7,052,133)
Interest on Delinquent Assessments	20,991	11,972	32,963
Assessments Receivable Balance, September 30, 2023	<u>\$ 107,486,786</u>	<u>\$ 20,370,962</u>	<u>\$ 127,857,748</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

C. ASSESSMENTS RECEIVABLE (CONTINUED)

Delinquent special assessments and interest on delinquent special assessments for the current fiscal year in the amount of \$110,781 are included in the assessments receivable year end balance reported in the above schedule. An allowance for doubtful accounts of \$1,819,637 has been provided for special assessments receivable at September 30, 2023.

In accordance with governmental accounting standards, the assessments are reported as "deferred inflows - unavailable revenues" on the Governmental Funds Balance Sheet since the assessments will be billed and collected in future years and are unavailable to pay current obligations. In the Statement of Net Position, the special assessments were recorded as revenues at the time of the assessment and are a component of Net Position

D. LEASES RECEIVABLE

On October 01, 2021, City of Port St. Lucie, FL entered into a 72 month lease as Lessor for the use of City Hall Cell Tower - MI55XC002. An initial lease receivable was recorded in the amount of \$257,425.33. As of September 30, 2023, the value of the lease receivable is \$178,467.02. The lessee is required to make annual fixed payments of \$39,067.72. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$172,520.96, and City of Port St. Lucie, FL recognized lease revenue of \$42,452.18 during the fiscal year. The lessee has 1 extension option(s), each for 60 months. .

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Becker Cell Tower - SPS Lucie - 02. An initial lease receivable was recorded in the amount of \$280,650.80. As of September 30, 2023, the value of the lease receivable is \$208,636.99. The lessee is required to make annual fixed payments of \$35,886.32. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$199,596.42, and City of Port St. Lucie, FL recognized lease revenue of \$40,527.19 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 73 month Sublease lease as Lessor for the use of West Port WWTF - Darwin Cell Tower. An initial lease receivable was recorded in the amount of \$332,435.47. As of September 30, 2023, the value of the lease receivable is \$230,125.04. The lessee is required to make monthly fixed payments of \$4,153.71. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$223,141.61, and City of Port St. Lucie, FL recognized lease revenue of \$54,646.93 during the fiscal year. The lessee has 1 extension option(s), each for 60 months. The lessee had a termination period of 2 months as of the lease commencement.

On October 01, 2021, City of Port St. Lucie, FL entered into a 86 month Sublease lease as Lessor for the use of North Port WWTF Cell Tower - Direct Lease. An initial lease receivable was recorded in the amount of \$158,399.20. As of September 30, 2023, the value of the lease receivable is \$117,786.56. The lessee is required to make monthly fixed payments of \$1,652.85. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$114,194.77, and City of Port St. Lucie, FL recognized lease revenue of \$22,102.21 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 297 month lease as Lessor for the use of McCarty Extension Radio Cell Tower Site Lease. An initial lease receivable was recorded in the amount of \$48,406.92. As of September 30, 2023, the value of the lease receivable is \$44,947.76. The lessee is required to make annual fixed payments of \$2,500.00. The lease has an interest rate of 1.8290%. The Infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$44,499.63, and City of Port St. Lucie, FL recognized lease revenue of \$1,953.64 during the fiscal year. The lessee has 4 extension option(s), each for 60 months.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. LEASES RECEIVABLE (CONTINUED)

On October 01, 2021, City of Port St. Lucie, FL entered into a 70 month lease as Lessor for the use of Apache Avenue Park Cell Tower. An initial lease receivable was recorded in the amount of \$166,721.77. As of September 30, 2023, the value of the lease receivable is \$114,859.55. The lessee is required to make monthly fixed payments of \$2,134.97. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$110,179.30, and City of Port St. Lucie, FL recognized lease revenue of \$28,271.24 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 66 month Sublease lease as Lessor for the use of North Port WWTF - Ground Lease STC TWO, LLC - SPRINT. An initial lease receivable was recorded in the amount of \$233,533.01. As of September 30, 2023, the value of the lease receivable is \$162,117.28. The lessee is required to make annual fixed payments of \$36,023.23. The lease has an interest rate of 0.8040%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$148,611.91, and City of Port St. Lucie, FL recognized lease revenue of \$42,460.55 during the fiscal year.

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Thornhill Cell Tower. An initial lease receivable was recorded in the amount of \$336,722.43. As of September 30, 2023, the value of the lease receivable is \$250,366.52. The lessee is required to make annual fixed payments of \$43,063.51. The lease has an interest rate of 0.2477%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$240,017.15, and City of Port St. Lucie, FL recognized lease revenue of \$48,352.64 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 129 month lease as Lessor for the use of Lyngate Park Cell Tower. An initial lease receivable was recorded in the amount of \$396,485.35. As of September 30, 2023, the value of the lease receivable is \$338,857.59. The lessee is required to make annual fixed payments of \$30,871.24. The lease has an interest rate of 0.8040%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$322,967.59, and City of Port St. Lucie, FL recognized lease revenue of \$36,758.88 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 180 month lease as Lessor for the use of Torino Park Cell Tower. An initial lease receivable was recorded in the amount of \$584,044.78. As of September 30, 2023, the value of the lease receivable is \$528,136.25. The lessee is required to make annual fixed payments of \$30,789.24. The lease has an interest rate of 0.6320%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$506,344.80, and City of Port St. Lucie, FL recognized lease revenue of \$38,849.99 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 136 month Sublease lease as Lessor for the use of South Port WWTF - Cell Tower TC1401. An initial lease receivable was recorded in the amount of \$540,778.44. As of September 30, 2023, the value of the lease receivable is \$467,784.88. The lessee is required to make annual fixed payments of \$36,471.18. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$445,673.30, and City of Port St. Lucie, FL recognized lease revenue of \$47,552.57 during the fiscal year. The lessee has 6 extension option(s), each for 60 months.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. LEASES RECEIVABLE (CONTINUED)

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Tulip Boulevard Cell Tower. An initial lease receivable was recorded in the amount of \$193,476.25. As of September 30, 2023, the value of the lease receivable is \$143,858.13. The lessee is required to make monthly fixed payments of \$2,052.85. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$138,021.28, and City of Port St. Lucie, FL recognized lease revenue of \$27,727.49 during the fiscal year. The lessee has 3 extension option(s), each for 60 months. City of Port St. Lucie, FL had a termination period of 4 months as of the lease commencement.

On October 01, 2021, City of Port St. Lucie, FL entered into a 72 month Sublease lease as Lessor for the use of West Port WWTF - Cell Tower - Verizon Direct Lease. An initial lease receivable was recorded in the amount of \$181,113.36. As of September 30, 2023, the value of the lease receivable is \$125,673.25. The lessee is required to make monthly fixed payments of \$2,290.34. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$120,742.24, and City of Port St. Lucie, FL recognized lease revenue of \$30,185.56 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 79 month Sublease lease as Lessor for the use of North Port WWTF - Direct Lease - Verizon. An initial lease receivable was recorded in the amount of \$163,781.96. As of September 30, 2023, the value of the lease receivable is \$117,361.30. The lessee is required to make monthly fixed payments of \$1,905.12. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$114,025.41, and City of Port St. Lucie, FL recognized lease revenue of \$24,878.27 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 120 month Sublease lease as Lessor for the use of South Port WWTF - Cell Tower - Additional Land. An initial lease receivable was recorded in the amount of \$83,331.79. As of September 30, 2023, the value of the lease receivable is \$69,324.60. The lessee is required to make monthly fixed payments of \$584.93. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2023 was \$66,665.43, and City of Port St. Lucie, FL recognized lease revenue of \$8,333.18 during the fiscal year. The lessee has 6 extension option(s), each for 60 months.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Governmental principal and interest expected to maturity for the years subsequent to September 30, 2023 are:

Governmental Activities			
<u>September 30,</u>	Principal	Interest	Total
2024	\$ 168,387	\$ 7,178	\$ 175,565
2025	176,090	6,498	182,588
2026	184,106	5,785	189,891
2027	189,747	5,038	194,785
2028	119,135	4,293	123,428
2029 - 2033	379,564	12,397	391,961
2034 - 2038	151,928	1,950	153,878
Total	<u>\$ 1,368,957</u>	<u>\$ 43,139</u>	<u>\$ 1,412,096</u>

Business-Type principal and interest expected to maturity for the years subsequent to September 30, 2023 are:

Business-Type Activities			
<u>September 30,</u>	Principal	Interest	Total
2024	\$ 286,377	\$ 5,418	\$ 291,795
2025	297,853	4,511	302,364
2026	309,760	3,566	313,326
2027	321,716	2,582	324,298
2028	186,340	1,647	187,987
2029 - 2033	300,582	4,766	305,348
2034 - 2038	10,431	2,069	12,500
2039 - 2043	11,421	1,079	12,500
2044 - 2046	4,866	134	5,000
Total	<u>\$ 1,729,346</u>	<u>\$ 25,772</u>	<u>\$ 1,755,118</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

E. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets, not being depreciated/amortized				
Land	\$ 163,484,904	\$ 364,540	\$ -	\$ 163,849,444
Construction work in progress	10,573,183	19,140,238	-	29,713,421
Total Capital Assets, Not Being Depreciated	174,058,087	19,504,778	-	193,562,865
Capital Assets, Being Depreciated/Amortized:				
Buildings	137,145,502	1,244,675	(381,726)	138,008,451
Improvements other than buildings	109,733,313	17,630,181	(375,235)	126,988,259
Machinery and equipment	42,083,290	6,655,793	(1,256,146)	47,482,937
Right-to-use lease assets	896,207	-	(4,487)	891,720
Subscription-based IT arrangements	-	4,439,117	-	4,439,117
Intangible	298,922	-	-	298,922
Infrastructure	824,209,695	1,375,330	-	825,585,025
Total Capital Assets, Being Depreciated	1,114,366,929	31,345,096	(2,017,594)	1,143,694,431
Less Accumulated Depreciation/Amortization for:				
Buildings	56,773,835	3,423,428	-	60,197,263
Improvements other than buildings	39,145,248	5,592,101	(242,351)	44,494,998
Machinery and equipment	28,792,564	3,945,224	(1,157,738)	31,580,050
Right-to-use lease assets	350,216	351,396	-	701,612
Subscription-based IT agreements	-	1,431,951	-	1,431,951
Intangible	191,071	17,479	-	208,550
Infrastructure	398,630,403	18,557,768	-	417,188,171
* Total Accumulated Depreciation/Amortization	523,883,337	33,319,347	(1,400,089)	555,802,595
Total Capital Assets, Being Depreciated - Net	590,483,592	(1,974,251)	(617,505)	587,891,836
Total Capital Assets, Net of Depreciation/Amortization	\$ 764,541,679	\$ 17,530,527	\$ (617,505)	\$ 781,454,701

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

E. CAPITAL ASSETS (CONTINUED)

* Depreciation/Amortization expense was charged to functions as follow:

Governmental Activities:	
General Government	\$ 1,591,197
Public Safety	3,026,236
Physical Environment	659,113
Transportation	21,549,519
Economic Environment	2,781,120
Human Services	19,026
Culture & Recreation	3,693,136
	<hr/>
Total Depreciation/Amortization Expense	<u>\$ 33,319,347</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Increase	Decrease	Ending Balance
Business-Type Activities				
Capital assets, not being depreciated/amortized				
Land	\$ 56,186,428	\$ 287,273	\$ -	\$ 56,473,701
Construction work in progress	16,545,765	15,758,308	-	32,304,073
Total Capital Assets, Not Being Depreciated	72,732,193	16,045,581	-	88,777,774
Capital assets, being depreciated/amortized				
Plant	343,046,844	4,623,935	-	347,670,779
Water and Sewer system	794,732,156	60,050,291	-	854,782,447
Machinery and equipment	38,523,561	3,208,502	(1,129,379)	40,602,684
Buildings	12,873,300	-	-	12,873,300
Improvements other than buildings	13,385,116	2,734,791	-	16,119,907
Intangible	1,102,965	-	-	1,102,965
Infrastructure	26,959,631	-	-	26,959,631
Subscription based agreements	-	1,317,875	-	1,317,875
Right-to-use lease assets	125,616	-	-	125,616
Total Capital Assets, Being Depreciated	1,230,749,189	71,935,394	(1,129,379)	1,301,555,204
Less Accumulated Depreciation/Amortization for:				
Plant	151,473,038	9,209,967	-	160,683,005
Water and Sewer system	414,328,036	29,351,220	-	443,679,256
Machinery and equipment	25,240,225	2,458,666	(1,049,120)	26,649,771
Buildings	2,958,913	260,362	-	3,219,275
Improvements other than buildings	3,795,980	800,792	-	4,596,772
Intangible	810,358	108,542	-	918,900
Infrastructure	7,105,437	701,784	-	7,807,221
Subscription based agreements	-	250,438	-	250,438
Right-to-use lease assets	36,766	36,766	-	73,532
* Total Accumulated Depreciation/Amortization	605,748,753	43,178,537	(1,049,120)	647,878,170
Total Capital Assets, Being Depreciated - Net	625,000,436	28,756,857	(80,259)	653,677,034
Total Capital Assets, Net of Depreciation	\$ 697,732,629	\$ 44,802,438	\$ (80,259)	\$ 742,454,808

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

* Depreciation/Amortization expense was charged to functions as follow:

Business-Type Activities:	
Utility system	\$ 40,614,768
Stormwater Utility	2,262,702
Nonmajor enterprise	301,067
	<hr/>
Total Depreciation/Amortization Expense	<u>\$ 43,178,537</u>

F. ENCUMBRANCES

The City has outstanding commitments for engineering and construction projects in process. Those commitments are approximated for the respective funds at September 30, 2023:

General Fund	\$ 3,587,515
Community Redevelopment Agency Fund	149,725
Solid Waste Fund	2,525,088
Nonmajor Governmental Funds	44,833,240
Utility System	29,465,050
Stormwater Utility	1,708,458
Nonmajor Enterprise Fund	109,597
	<hr/>
Total Encumbrances	<u>\$ 82,378,673</u>

G. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The following is a summary of amounts due to other funds:

Receivable Fund	Payable Fund	Amount
<hr/>	<hr/>	<hr/>
General Fund	Solid Waste Fund	720,718
General Fund	CDBG Entitlement Fund	366,000
General Fund	Golf Course Fund	2,173,000
Road and Bridge Fund	General Fund	26,218
National Pollution Fund	General Fund	398
Utility System	General Fund	22,862
Stormwater Utility	General Fund	879,580

The following balances resulted from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made and adjustments recorded subsequent to year end.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

G. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The following is a summary of amounts advanced to other funds:

Receivable Fund	Payable Fund	Amount
General Fund	Solid Waste Fund	3,350,889

The following is a summary of interfund transfers:

Transfers-Out	Transfers-In							Total
	General Fund	Community Redevelopment Agency Fund	Solid Waste	Nonmajor Governmental Funds	Utility System Fund	Stormwater Utility Funds	Nonmajor Enterprise Fund	
General Fund	\$ -	\$ 3,826,830	\$ 3,000,000	\$ 23,272,676	\$ 1,221,639	\$ 861,950	\$ 199,000	\$ 32,382,095
SW Annex District 1 Collection Fund	1,117	-	-	-	-	-	-	1,117
Community Redevelopment Agency Fund	49,689	-	-	-	-	-	-	49,689
Solid Waste	517,131	-	-	-	-	-	-	517,131
Nonmajor Governmental Funds	5,346,014	248,118	-	17,677,716	1,537,128	-	-	24,808,976
Utility System Fund	4,754,075	-	-	-	-	-	-	4,754,075
Stormwater Utility Fund	1,587,780	-	-	300,000	-	-	-	1,887,780
Nonmajor Enterprise Fund	178,250	-	-	-	-	-	-	178,250
Internal Service Fund	67,908	-	-	-	5,609	-	-	73,517
Totals	<u>\$ 12,501,964</u>	<u>\$ 4,074,948</u>	<u>\$ 3,000,000</u>	<u>\$ 41,250,392</u>	<u>\$ 2,764,376</u>	<u>\$ 861,950</u>	<u>\$ 199,000</u>	<u>\$ 64,652,630</u>

The City's routine transfers include transfers made to move unrestricted revenues or balances that have been collected or accumulated in the General Fund to other funds based on budgetary authorization, and the transfer of revenues from a fund that by statute or budgetary authority must collect them to a fund that by statute or budgetary authority to expend them. Additionally, several funds transferred to the Road & Bridge Fund their allocable share of construction project expenditures.

H. LEASES PAYABLE

On October 01, 2021, City of Port St. Lucie, FL entered into a 25 month lease as Lessee for the use of Dell - Latitude S420. An initial lease liability was recorded in the amount of \$500,200.32. As of September 30, 2023, the value of the lease liability is \$0.00. City of Port St. Lucie, FL is required to make annual fixed payments of \$250,461.65. The lease has an interest rate of 0.2480%. The Computer Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$500,200.32 with accumulated amortization of \$480,192.30 is included with Computer Equipment on the Lease Class activities table found below.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

H. LEASES PAYABLE (CONTINUED)

On October 01, 2021, City of Port St. Lucie, FL entered into a 41 month Sublease lease as Lessee for the use of Xerox Copier - B405DN. An initial lease liability was recorded in the amount of \$448,630.50. As of September 30, 2023, the value of the lease liability is \$186,627.77. City of Port St. Lucie, FL is required to make monthly fixed payments of \$11,005.13. The lease has an interest rate of 0.3280%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$448,630.50 with accumulated amortization of \$262,612.98 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 42 month Sublease lease as Lessee for the use of Xerox - Multiple. An initial lease liability was recorded in the amount of \$15,720.21. As of September 30, 2023, the value of the lease liability is \$6,768.44. City of Port St. Lucie, FL is required to make monthly fixed payments of \$377.44. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$15,720.21 with accumulated amortization of \$8,835.72 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 44 month Sublease lease as Lessee for the use of Xerox Copier - C8070H - Legal. An initial lease liability was recorded in the amount of \$13,598.39. As of September 30, 2023, the value of the lease liability is \$6,209.96. City of Port St. Lucie, FL is required to make monthly fixed payments of \$311.79. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$13,598.39 with accumulated amortization of \$7,284.85 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 49 month Sublease lease as Lessee for the use of Xerox Copier - C7025S. An initial lease liability was recorded in the amount of \$7,705.30. As of September 30, 2023, the value of the lease liability is \$3,949.89. City of Port St. Lucie, FL is required to make monthly fixed payments of \$158.81. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$7,705.30 with accumulated amortization of \$3,774.02 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 53 month Sublease lease as Lessee for the use of Xerox Copier - C8145H2 - Police. An initial lease liability was recorded in the amount of \$15,431.43. As of September 30, 2023, the value of the lease liability is \$8,481.35. City of Port St. Lucie, FL is required to make monthly fixed payments of \$294.20. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$15,431.43 with accumulated amortization of \$6,948.49 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 53 month Sublease lease as Lessee for the use of Xerox Copier - Parks & Recreation. An initial lease liability was recorded in the amount of \$6,169.29. As of September 30, 2023, the value of the lease liability is \$3,391.67. City of Port St. Lucie, FL is required to make monthly fixed payments of \$117.65. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$6,169.29 with accumulated amortization of \$2,793.64 is included with Equipment on the Lease Class activities table found below.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

H. LEASES PAYABLE (CONTINUED)

On October 01, 2021, City of Port St. Lucie, FL entered into a 56 month Sublease lease as Lessee for the use of Xerox Copier - C400DN. An initial lease liability was recorded in the amount of \$1,818.55. As of September 30, 2023, the value of the lease liability is \$1,045.63. City of Port St. Lucie, FL is required to make monthly fixed payments of \$32.96. The lease has an interest rate of 0.6320%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$1,818.55 with accumulated amortization of \$767.05 is included with Equipment on the Lease Class activities table found below.

On August 29, 2022, City of Port St. Lucie, FL entered into a 36 month Sublease lease as Lessee for the use of Xerox Copier - C8130T2. An initial lease liability was recorded in the amount of \$6,274.34. As of September 30, 2023, the value of the lease liability is \$3,875.61. City of Port St. Lucie, FL is required to make monthly fixed payments of \$179.87. The lease has an interest rate of 2.1840%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$6,274.34 with accumulated amortization of \$2,283.16 is included with Equipment on the Lease Class activities table found below.

On August 29, 2022, City of Port St. Lucie, FL entered into a 36 month Sublease lease as Lessee for the use of Xerox Copier - C8130T2. An initial lease liability was recorded in the amount of \$6,274.54. As of September 30, 2023, the value of the lease liability is \$3,875.81. City of Port St. Lucie, FL is required to make monthly fixed payments of \$179.87. The lease has an interest rate of 2.1840%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of \$6,274.54 with accumulated amortization of \$2,277.43 is included with Equipment on the Lease Class activities table found below.

I. GOVERNMENTAL AND BUSINESS-TYPE AMOUNT OF LEASE ASSETS BY MAJOR CLASSES OF UNDERLYING ASSET

Amount of lease assets by major classes of underlying asset as of September 30, 2023 are:

<u>Asset Class</u>	As of Fiscal Year-end	
	Lease Asset Value	Accumulated Amortization
Equipment	\$ 521,623	\$ 297,577
Computer Equipment	500,200	480,192
Total	\$ 1,021,823	\$ 777,769

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

I. GOVERNMENTAL AND BUSINESS-TYPE AMOUNT OF LEASE ASSETS BY MAJOR CLASSES OF UNDERLYING ASSET (CONTINUED)

Governmental lease principal and interest requirements for each of the years subsequent to September 30, 2023 are:

<u>September 30,</u>	Governmental Activities		
	Principal	Interest	Total
2024	\$ 113,064	\$ 531	\$ 113,595
2025	54,562	106	54,668
2026	2,479	3	2,482
Total	\$ 170,105	\$ 640	\$ 170,745

Business-Type Lease principal and interest requirements for each of the years subsequent to September 30, 2023 are:

<u>September 30,</u>	Business-Type Activities		
	Principal	Interest	Total
2024	\$ 36,740	\$ 120	\$ 36,860
2025	15,514	13	15,527
Total	\$ 52,254	\$ 133	\$ 52,387

J. SUBSCRIPTIONS PAYABLE

For the year ended September 30, 2023, the financial statements include the adoption of GASB Statement No. 96, Subscription-Based Information Technology Arrangements. The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement establishes a single model for subscription accounting based on the principle that subscriptions are financings of the right to use an underlying asset. Under this Statement, an organization is required to recognize a subscription liability and an intangible right-to-use subscription asset. For additional information, refer to the disclosures below.

On October 01, 2022, City of Port St. Lucie, FL entered into a 24 month subscription for the use of Small Utility Term Enterprise - Mapping System. An initial subscription liability was recorded in the amount of \$98,393.90. As of September 30, 2023, the value of the subscription liability is \$48,446.48. City of Port St. Lucie, FL is required to make annual fixed payments of \$50,000.00. The subscription has an interest rate of 3.2067%. The value of the right to use asset as of September 30, 2023 of \$98,393.90 with accumulated amortization of \$49,196.95 is included with Software on the Subscription Class activities table found below.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

J. SUBSCRIPTIONS PAYABLE (CONTINUED)

On October 01, 2022, City of Port St. Lucie, FL entered into a 72 month subscription for the use of Software Utility Billing. An initial subscription liability was recorded in the amount of \$1,219,480.98. As of September 30, 2023, the value of the subscription liability is \$1,060,853.83. City of Port St. Lucie, FL is required to make annual fixed payments of \$158,627.15. The subscription has an interest rate of 3.3310%. The value of the right to use asset as of September 30, 2023 of \$1,219,480.98 with accumulated amortization of \$201,937.97 is included with Software on the Subscription Class activities table found below.

On October 01, 2022, City of Port St. Lucie, FL entered into a 36 month subscription for the use of CoPSL Security EA. An initial subscription liability was recorded in the amount of \$260,018.90. As of September 30, 2023, the value of the subscription liability is \$171,030.00. City of Port St. Lucie, FL is required to make annual fixed payments of \$89,690.52. The subscription has an interest rate of 3.2380%. The value of the right to use asset as of September 30, 2023 of \$262,518.90 with accumulated amortization of \$87,506.30 is included with Software on the Subscription Class activities table found below.

On October 01, 2022, City of Port St. Lucie, FL entered into a 55 month subscription for the use of Avaya Software. An initial subscription liability was recorded in the amount of \$133,742.45. As of September 30, 2023, the value of the subscription liability is \$100,560.89. City of Port St. Lucie, FL is required to make annual fixed payments of \$35,760.00. The subscription has an interest rate of 3.3050%. The value of the right to use asset as of September 30, 2023 of \$133,742.45 with accumulated amortization of \$29,180.17 is included with Software on the Subscription Class activities table found below. City of Port St. Lucie, FL had a termination period of 1 month as of the subscription commencement.

On December 30, 2022, City of Port St. Lucie, FL entered into a 36 month subscription for the use of Microsoft Office Software. An initial subscription liability was recorded in the amount of \$2,430,727.07. As of September 30, 2023, the value of the subscription liability is \$1,594,532.14. City of Port St. Lucie, FL is required to make annual fixed payments of \$836,194.93. The subscription has an interest rate of 3.2380%. The value of the right to use asset as of September 30, 2023 of \$2,430,727.07 with accumulated amortization of \$675,201.96 is included with Software on the Subscription Class activities table found below. City of Port St. Lucie, FL has 2 extension option(s), each for 12 months.

On October 01, 2022, City of Port St. Lucie, FL entered into a 13 month subscription for the use of CoPSL Varonis . An initial subscription liability was recorded in the amount of \$210,768.28. As of September 30, 2023, the value of the subscription liability is \$0.00. City of Port St. Lucie, FL is required to make annual fixed payments of \$212,019.96. The subscription has an interest rate of 3.1440%. The value of the right to use asset as of September 30, 2023 of \$210,768.28 with accumulated amortization of \$177,696.91 is included with Software on the Subscription Class activities table found below.

On October 01, 2022, City of Port St. Lucie, FL entered into a 48 month subscription for the use of Tyler ERP Software. An initial subscription liability was recorded in the amount of \$467,846.15. As of September 30, 2023, the value of the subscription liability is \$346,153.05. City of Port St. Lucie, FL is required to make annual fixed payments of \$122,714.57. The subscription has an interest rate of 3.1440%. The value of the right to use asset as of September 30, 2023 of \$467,846.15 with accumulated amortization of \$114,965.61 is included with Software on the Subscription Class activities table found below. City of Port St. Lucie, FL has 3 extension option(s), each for 12 months. City of Port St. Lucie, FL had a termination period of 1 month as of the subscription commencement.

On October 01, 2022, City of Port St. Lucie, FL entered into a 17 month subscription for the use of Workforce Manager V8. An initial subscription liability was recorded in the amount of \$190,960.21. As of September 30, 2023, the value of the subscription liability is \$61,343.65. City of Port St. Lucie, FL is required to make monthly fixed payments of \$15,861.62. The subscription has an interest rate of 3.1440%. The value of the right to use asset as of September 30, 2023 of \$190,960.21 with accumulated amortization of \$130,447.21 is included with Software on the Subscription Class activities table found below.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

J. SUBSCRIPTIONS PAYABLE (CONTINUED)

On October 01, 2022, City of Port St. Lucie, FL entered into a 48 month subscription for the use of One Cloud Based CAD. An initial subscription liability was recorded in the amount of \$366,780.60. As of September 30, 2023, the value of the subscription liability is \$345,782.34. City of Port St. Lucie, FL is required to make quarterly fixed payments of \$29,989.89. The subscription has an interest rate of 3.2687%. The value of the right to use asset as of September 30, 2023 of \$366,780.60 with accumulated amortization of \$91,695.15 is included with Software on the Subscription Class activities table found below.

On October 01, 2022, City of Port St. Lucie, FL entered into a 36 month subscription for the use of CoPSL - MDR (Managed Detection and Response). An initial subscription liability was recorded in the amount of \$375,773.19. As of September 30, 2023, the value of the subscription liability is \$288,511.19. City of Port St. Lucie, FL is required to make monthly fixed payments of \$10,833.32. The subscription has an interest rate of 3.2380%. The value of the right to use asset as of September 30, 2023 of \$375,773.19 with accumulated amortization of \$125,257.73 is included with Software on the Subscription Class activities table found below.

K. GOVERNMENTAL AND BUSINESS-TYPE AMOUNT OF SBITA BY MAJOR CLASSES OF UNDERLYING ASSET

Amount of subscription assets by major classes of underlying asset as of September 30, 2023 are:

	As of Fiscal Year-end	
<u>Asset Class</u>	Subscription Asset Value	Accumulated Amortization
Software	\$ 5,756,992	\$ 1,683,086
Total Subscriptions	<u>\$ 5,756,992</u>	<u>\$ 1,683,086</u>

Governmental subscriptions principal and interest requirements for each of the years subsequent to September 30, 2023 are:

	Governmental Activities		
<u>September 30,</u>	Principal	Interest	Total
2024	\$ 1,330,606	\$ 82,042	\$ 1,412,648
2025	1,307,555	48,765	1,356,320
2026	269,752	8,682	278,434
Total	<u>\$ 2,907,913</u>	<u>\$ 139,489</u>	<u>\$ 3,047,402</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

K. GOVERNMENTAL AND BUSINESS-TYPE AMOUNT OF SBITA BY MAJOR CLASSES OF UNDERLYING ASSET (CONTINUED)

Business-Type subscription principal and interest requirements for each of the years subsequent to September 30, 2023 are:

<u>September 30,</u>	Business-Type Activities		
	Principal	Interest	Total
2024	\$ 208,575	\$ 36,891	\$ 245,466
2025	148,990	30,717	179,707
2026	164,640	25,611	190,251
2027	181,432	19,985	201,417
2028	199,440	13,798	213,238
2029	206,225	7,012	217,524
	<u>\$ 1,109,302</u>	<u>\$ 134,014</u>	<u>\$ 1,247,603</u>
Total	<u>\$ 1,109,302</u>	<u>\$ 134,014</u>	<u>\$ 1,247,603</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

L. LONG-TERM LIABILITIES

Governmental Activities Debt

The following is a summary of the changes in long-term liabilities for the year ended September 30, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Governmental Activities:					
General Obligation & Refunding Bonds Series 2014	\$ 48,705,000	\$ -	\$ 48,705,000	\$ -	\$ -
General Obligation & Refunding Bonds Series 2016	35,945,000	-	-	35,945,000	-
General Obligation & Refunding Bonds Series 2023	-	39,750,000	-	39,750,000	4,740,000
Public Service Tax Bonds, Series 2014	17,875,000	-	535,000	17,340,000	560,000
CRA TIF Refunding Bonds, Series 2016	20,300,000	-	3,955,000	16,345,000	5,185,000
Taxable Special Obligation bonds, Series 2017	16,895,000	-	1,025,000	15,870,000	1,060,000
Taxable Special Obligation Bonds, Series 2018	49,240,000	-	1,620,000	47,620,000	1,675,000
Capital and Refunding Bonds, Series 2021	43,055,000	-	2,715,000	40,340,000	770,000
Subtotal	<u>232,015,000</u>	<u>39,750,000</u>	<u>58,555,000</u>	<u>213,210,000</u>	<u>13,990,000</u>
Special Assessment District Bonds					
Series 2003 D, East Lake Village	515,000	-	515,000	-	-
Series 2005 A, St Lucie Land Holdings	5,435,000	-	5,435,000	-	-
Series 2016, SW Annex Refunding	108,895,000	-	3,270,000	105,625,000	3,340,000
Unamortized bond premium	12,205,979	4,449,537	2,960,637	13,694,879	-
Subtotal	<u>127,050,979</u>	<u>4,449,537</u>	<u>12,180,637</u>	<u>119,319,879</u>	<u>3,340,000</u>
Total bonds payable, net	<u>359,065,979</u>	<u>44,199,537</u>	<u>70,735,637</u>	<u>332,529,879</u>	<u>17,330,000</u>
Compensated Absences	12,726,044	748,524	-	13,474,568	1,212,711
Leases	532,193	-	362,088	170,105	113,064
Subscription Liability	-	4,436,617	1,528,704	2,907,913	1,330,606
Subtotal	<u>13,258,237</u>	<u>5,185,141</u>	<u>1,890,792</u>	<u>16,552,586</u>	<u>2,656,381</u>
Total	<u>\$ 372,324,216</u>	<u>\$ 49,384,678</u>	<u>\$ 72,626,429</u>	<u>\$ 349,082,465</u>	<u>\$ 19,986,381</u>

\$74,740,000 General Obligation Bonds and Refunding Bonds, Series 2014 - due in annual principal installments ranging from \$505,000 to \$5,155,000 plus semiannual interest at a rate ranging from 1.5% to 5.0%. Proceeds used to provide \$36,000,000 of project funds for the Crosstown Parkway project and to advance refund \$29,505,000 of the General Obligation Bonds, Series 2005, and \$12,510,000 of the General Obligation Bonds, Series 2006.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

\$33,300,000 Public Service Tax Revenue Bonds, Series 2014A & 2014B - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from \$760,000 to \$2,170,000 plus interest semiannually at a rate ranging from 2.611% to 5.0%. Proceeds used to refund the \$39,900,000 Lease Revenue bonds, Series 2010A & 2010B (Wyncrest Project).

\$38,260,000 Community Redevelopment Agency Redevelopment Trust Fund Refunding Revenue Bonds, Series 2016 - payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from \$2,225,000 to \$5,715,000 plus interest semiannually at a rate ranging from 2.0% to 5.0% through January 2026. Proceeds were used to refund the remaining balances of the outstanding \$11,870,000 CRA Bonds, Series 2004, and the \$46,450,000 CRA Bonds, Series 2006.

\$30,875,000 Public Service Tax Revenue Bonds, Series 2016 - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from \$2,255,000 to \$3,495,000 plus interest semiannually at a rate of 5.0%. Proceeds used to refund the remaining balance of the \$45,600,000 Refunding Certificates of Participation, Series 2008. The refunding resulted in a future cash flow savings of \$4,725,392 and a net present value savings of \$4,163,207. The economic loss of \$3,255,772 will be amortized over 20 years.

\$37,075,000 General Obligation Refunding Bonds, Series 2016 - due in annual principal installments ranging from \$1,960,000 to \$6,000,000 plus semiannual interest at a rate ranging from 3.125% to 5.0%. Proceeds used to refund the remaining balances of the \$49,285,000 General Obligation Bonds, Series 2005, and \$44,545,000 General Obligation Bonds, Series 2006. The refunding resulted in a future cash flow savings of \$6,079,171 and a net present value savings of 4,392,084. The economic gain of \$1,285,901 will be amortized over 19 years.

\$22,345,000 Taxable Special Obligation Bonds, Series 2017 - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from \$905,000 to \$1,655,000 plus semiannual interest at a rate ranging from 1.892% to 4.357%. Proceeds used to advance refund the remaining balance of the \$31,360,000 Special Assessment Refunding Bonds, Series 2008A. The refunding resulted in a future cash flow savings of \$15,743,297 and a net present value savings of \$3,989,340. The economic loss of \$3,843,556 will be amortized over 10 years.

\$54,085,000 Taxable Special Obligation Refunding Revenue Bonds, Series 2018A - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from \$300,000 to \$3,680,000 plus semiannual interest at a rate ranging from 2.825% to 4.555%. Proceeds were used to provide funds together with other legally available funds to refund all of the City's outstanding Research Facilities Revenue Bonds, Series 2010 (Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp. Project and pay costs and expenses of issuing the Series 2018A Bonds. There was an economic loss of \$600,820 resulting from the transaction. The proceeds of the Series 2010 Bonds were used by the City to finance a loan to the Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp ("VGTI") for the purpose of financing the acquisition of certain land located in the City and the construction, furnishing and equipping of the approximately 99,000 gross square foot building.

\$45,665,000 Capital Improvement and Refunding Revenue Bonds, Series 2021 - payable solely from and secured by a lien upon and pledge of the pledged funds, due in annual principal installments ranging from \$770,000 to \$2,715,000 plus semiannual interest at a rate ranging from 3.000% to 4.000%. Proceeds are being used to provide funds together with other legally available funds to acquire, construct, and equip a new Public Works Building, Police Training Facility, Torino Regional Park Improvements, Tradition Regional Park Improvements, an Adaptive Traffic Light System, and refund the remaining balance of the \$13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011. The refunding resulted in a future cash flow savings of \$232,586 and a net present value savings of \$227,448.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

\$39,750,000 General Obligation Refunding Bonds, Series 2023 - payable from and secured by a lien upon and pledge of (i) the proceeds of the Ad valorem Taxes, and (ii) the money on deposit in the Sinking Fund established in the Bond Resolution, including any investment earnings thereon, due in annual principal installments ranging from \$1,705,000 to \$4,740,000 plus semiannual interest at a rate of 5.000%. Proceeds were used to (i) refund all the City's outstanding General Obligation Bonds, Series 2014, and the General Obligation Refunding Bonds, Series 2014. The General Obligation Refunding Bonds, Series 2014, were issued to (i) finance a portion of the cost of constructing a transportation corridor on Crosstown Parkway, previously known as West Virginia Drive, and (ii) for the purpose of defeasing and refunding a portion of the City's General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006, respectively. The General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006 were issued to finance a portion of constructing a transportation corridor on West Virginia Drive now known as Crosstown Parkway. The refunding resulted in \$3,709,152 in net present value savings or 7.61% of the refunded bonds par amount. The economic gain of \$433,343 will be amortized over 11 years. The refunding resulted in a future cash flow savings of \$4,415,248.

Special Assessment Debt with Government Commitment

\$10,350,000 Special Assessment Bonds, Series 2003D (East Lake Village Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$200,000 to \$775,000 plus interest ranging from 4.25% to 4.625% through July 2023. Due to the early call of certain bonds, no principal payments were due until July 2016. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$18,725,000 Special Assessment District Bonds, Series 2005A - (St. Lucie Land Holdings Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$700,000 to \$1,365,000 plus interest ranging from 3.75% to 4.625% through July 2027. Due to the early call of certain bonds, no principal payments are due until July 2017. Proceeds used to finance a portion of the cost of acquisition and improvements of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$126,895,000 Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$2,350,000 to \$6,580,000 plus interest semiannually ranging from 1.0% to 4.0% through July 2045. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the upcoming debt service payment. Proceeds were used to refund the \$129,440,000 remaining balance of the outstanding \$155,840,000 Special Assessment District Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1).

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Long-term debt service requirements for each of the years subsequent to September 30, 2023 are:

<u>September 30,</u>	Governmental Activities		
	Principal	Interest	Total
2024	\$ 17,330,000	\$ 12,872,165	\$ 30,202,165
2025	18,135,000	12,059,031	30,194,031
2026	19,000,000	11,260,618	30,260,618
2027	13,810,000	10,595,043	24,405,043
2028	14,380,000	10,028,943	24,408,943
2029 - 2033	81,590,000	40,435,522	122,025,522
2034 - 2038	68,740,000	23,255,939	91,995,939
2039 - 2043	56,445,000	11,820,579	68,265,579
2044 - 2048	22,620,000	3,182,725	25,802,725
2049 - 2051	6,785,000	549,800	7,334,800
Total	\$ 318,835,000	\$ 136,060,365	\$ 454,895,365

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Business-Type Activity Debt:

The following summary reflects the transactions of long-term obligations in the enterprise funds for the year ended September 30, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Stormwater Utility System Fund:					
Series 2020 Stormwater Refunding Special Revenue	\$ 30,145,000	\$ -	\$ -	\$ 30,145,000	\$ 1,030,000
Series 2011 Stormwater Refunding Revenue Bonds	1,325,000	-	1,325,000	-	-
Utility System Fund:					
Series 2007 Utility Refunding & Improvement Revenue Bonds	48,300,000	-	8,695,000	39,605,000	9,155,000
Series 2014 Utility Refunding Revenue Bonds	25,005,000	-	25,005,000	-	-
Series 2016 Utility Refunding Revenue Bonds	196,965,000	-	3,370,000	193,595,000	3,530,000
Series 2018 Utility Refunding Revenue Bonds	7,225,000	-	285,000	6,940,000	300,000
Series 2021 Utility System Revenue Bonds	30,095,000	-	560,000	29,535,000	580,000
Series 2023 Utility System Refunding Revenue Bonds	-	21,320,000	500,000	20,820,000	1,610,000
Unamortized bond premium	27,932,157	2,692,439	4,841,750	25,782,846	-
Total bonds payable, net	366,992,157	24,012,439	44,581,750	346,422,846	16,205,000
2022 Direct Placement Bank Loan	15,455,000	-	1,175,000	14,280,000	1,210,000
Compensated Absences	3,961,700	76,264	-	4,037,964	363,417
Leases	88,994	-	36,740	52,254	36,740
Subscription Liability	-	1,317,875	208,575	1,109,300	208,575
Total Long-term Obligations	\$ 386,497,851	\$ 25,406,578	\$ 46,002,065	\$ 365,902,364	\$ 18,023,732

The Stormwater Utility Revenue Bonds are collateralized by a lien upon and a pledge of the stormwater revenues derived from the operation of the stormwater utility system, the franchise revenues derived from the electric franchise fees collected from Florida Power & Light Company, and income earned on bond related investment accounts.

\$30,145,000 Stormwater Utility Refunding Revenue Bonds, Series 2020 - due in annual principal installments of \$1,030,000 to \$3,070,000, plus interest of 4% through May 2039. The series 2020 bonds were issued on February 13th, 2020, and the proceeds of this issue were used to refund 2010A and 2010B Taxable Build America Bonds and Taxable Recovery Zone Economic Development Bonds of \$26,895,000 and \$9,105,000 respectively. The refunding resulted future cash flow savings of \$11,072,557 and in a net present value savings of \$9,296,118.

\$11,325,000 Stormwater Utility Refunding Revenue Bonds, Series 2011 - due in annual principal installments of \$320,000 to \$1,325,000, plus interest ranging from 2% - 5% through May 2023. The proceeds of this issue were used to advance refund \$11,610,000 of the outstanding balance of the Series 2002 Stormwater Bonds, which were issued to provide funds for the payment of a lawsuit relating to the City's stormwater collection and drainage system.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The Utility System Revenue Bonds and Notes are payable solely from and secured by a lien upon and pledge of the net revenues derived from the operation of the water and sewer system and the Capital Facilities Charges (limited to the debt service component) of the Utility System.

\$119,445,000 Utility System Refunding Revenue Bonds, Series 2007 - due in annual principal installments of \$670,000 to \$10,675,000 plus interest semiannually ranging from 4.0% to 5.25% through September 2027.

\$21,375,000 Utility System Refunding Revenue Bonds, Series 2012 - due in annual principal installments beginning in 2016, ranging from \$770,000 to \$3,300,000 plus interest semiannually ranging from 3.75% to 5.00% through September 2029.

\$29,585,000 Utility System Refunding Revenue Bonds, Series 2014 - due in annual principal installments beginning in 2020, ranging from \$1,265,000 to \$5,155,000 plus interest semiannually of 5.00% through September 2023. The Series 2014 Bonds were issued in November 2014 to refund \$7,190,000 of Series 2003 Bonds, \$12,260,000 of Series 2004 Bonds and \$16,460,000 of Series 2006 Bonds.

\$206,970,000 Utility System Refunding Revenue Bonds, Series 2016 - due in annual principal installments ranging from \$205,000 to \$27,070,000 plus interest semiannually ranging from 3.0% to 5.0% through September 2036. The Series 2016 Bonds were issued in August 2016 to refund all of the \$51,645,000 Series 2004A Bonds, refund the \$52,270,000 outstanding balance of the \$78,435,000 Series 2006 Bonds, refund the \$33,507,230 outstanding balance of the \$35,197,230 Series 2006A Bonds, and advance refund \$88,075,000 of the \$110,200,000 Series 2009 Bonds. The refunding resulted in a future cash flow savings of \$58,757,788 and a net present value savings of \$43,528,370. The economic loss of \$18,895,088 will be amortized over 20 years.

\$8,305,000 Utility System Refunding Revenue Bond, Series 2018 - due in annual principal installments of \$260,000 and \$1,475,000 beginning in 2019 plus interest semiannually ranging from 2.25% to 5.00% through September 2035. The Series 2018 Bonds were issued in May 2018 to refund all of the Series 2009 Bonds. The refunding resulted in a future cash flow savings of \$4,395,964 and a net present value savings of \$2,899,018. The economic loss of \$1,039,035 will be amortized over 18 years.

\$30,635,000 Utility System Revenue Bonds, Series 2021 - due in annual principal installments ranging from \$540,000 to \$1,145,000 plus interest semiannually ranging from 3.00% to 5.00% through September 2041. The Series 2021 Bonds were issued in June 2021 to provide funds, together with other legally available funds, to finance costs relating to the acquisition, construction, and equipping two new western reverse osmosis Floridian wells for the James E. Anderson ("JEA") Water Treatment Plant, a new western raw water main to connect the new wells to the JEA Water Treatment Plant, relocation of water utility lines in connection with the Floresta Drive roadway improvements, a new deep injection well for the Prineville Water Treatment Facility, various upgrades to the Westport Wastewater Treatment Plant to meet new nutrient reduction requirements, the extension of a reuse water line one mile southwest of C24 canal to the Glades wastewater booster pumping station, and various upgrades to the Northport booster pump main to increase the capacity of wastewater flows to the Glades Wastewater Treatment Plant.

\$15,750,000 Direct Placement Bank Loan, 2022 - due in annual principal installments ranging from \$295,000 and \$4,375,000 plus interest semiannually of 2.350% through September 2029. The Direct Placement Bank Loan, 2022 was issued in June of 2022 to refund all of Utility System Refunding Revenue Bonds, Series 2012. The refunding resulted in a future cash flow savings of \$1,606,078 and a net present value savings of \$1,465,240. The purpose of the Series 2012 were to advance refund a portion of the Series 2003 Refunded Bonds and advance a portion of the Series 2004 Refunded Bonds.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

\$21,320,000 Utility System Refunding Revenue Bonds, Series 2023 - due in annual principal installments ranging from \$500,000 to \$4,890,000 plus interest semiannually of 5.00% through September 2034. The Series 2023 Bonds were issued in June 2023 to provide funds to refund on a current basis all of the City's outstanding Utility System Refunding Revenue Bonds, Series 2014. The Utility System Refunding Revenue Bonds, Series 2014, were issued in November 2014 to refund \$7,190,000 of Series 2003 Bonds, \$12,260,000 of Series 2004 Bonds and \$16,460,000 of Series 2006 Bonds. The refunding resulted in a future cash flow savings of \$3,348,536 and a net present value savings of \$2,823,403. The economic gain of \$702,969 will be amortized over 11 years.

Long-term debt service requirements for each of the years subsequent to September 30, 2023 are:

<u>September 30,</u>	Business-Type Activities		
	Principal	Interest	Total
2024	\$ 17,415,000	\$ 14,239,168	\$ 31,654,168
2025	18,290,000	13,393,695	31,683,695
2026	19,215,000	12,504,985	31,719,985
2027	20,410,000	11,577,983	31,987,983
2028	21,140,000	10,659,483	31,799,483
2029 - 2033	122,415,000	38,269,555	160,684,555
2034 - 2038	95,390,000	12,203,150	107,593,150
2039 - 2043	8,805,000	3,185,550	11,990,550
2044 - 2048	6,960,000	1,833,200	8,793,200
2049 - 2051	4,880,000	395,399	5,275,399
Total	\$ 334,920,000	\$ 118,262,168	\$ 453,182,168

Utility System Fund

A summary of significant bond ordinance terms and covenants for the Utility System Revenue Bonds are as follows:

1. Principal and interest are payable from and secured by a pledge of the net revenues from the operation of the system. Pledged revenues may include ad valorem taxes, special assessments, capital facilities charges, and certain investment earnings thereon, or any combination thereof. Currently, ad valorem taxes and special assessments are not pledged as a Pledged Revenue for the bonds. The bonds do not constitute a lien on the system.
2. The Utility System is required to maintain certain depository accounts, such as a Sinking Fund for annual debt service, Reserve Account for the maximum annual debt service requirement, Capital Facilities Charges Account for the deposit of connection fees and a Renewal and Replacement Account to fund replacement of System capital assets.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

3. The City has covenanted to establish and maintain rates at a level sufficient to provide net revenues from operation of the System equal to 100% of the current debt service requirement plus the required deposits into the Reserve account and the Renewal and Replacement Fund. Rates also must be sufficient to equal 110% of the current debt service requirement and the required deposits, including the investment income from the Project Fund, a calculated percentage of the capital facilities charges, and any transfers from the Rate Stabilization fund.

Stormwater Utility Fund

A summary of significant bond ordinance terms and covenants for the Stormwater Utility Revenue Bonds are as follows:

1. Principal and interest are payable from and secured by a pledge of the gross revenues from the operation of the stormwater utility. Additionally, electric franchise fees can be used to ensure there will be sufficient amounts on hand to pay the debt service requirement.
2. The Utility is required to maintain certain depository accounts, such as a Sinking Fund for annual debt service and a Renewal and replacement Fund for replacement of capital assets.

M. REFUNDED AND DEFEASED DEBT

Bonds are refunded to retire all or a portion of an outstanding bond issue. Typically, the purpose of refunding is to refinance at a lower interest rate to reduce overall debt service. Refunding provides an irrevocable deposit with an escrow agent of sufficient funds to pay principal and interest, when due, on the refunded bonds to the earliest call date. These obligations are no longer considered a liability of the City.

Defeasances / Extinguishment of Debt

During fiscal year 2022-23, the City refunded the General Obligation Refunding Bonds, Series 2014 with the General Obligation Refunding Bonds Series 2023 on June 15, 2023. Debt service was reduced by \$8,955,000 - from \$48,705,000 to \$39,750,000. The City also refunded the Series 2014 Utility Refunding Revenue Bonds with the Series 2023 Utility Refunding Revenue Bonds on June 29, 2023. Debt service was reduced by \$3,685,000 - from \$25,005,000 to \$21,320,000.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

M. REFUNDED AND DEFEASED DEBT (CONTINUED)

Refundings

During fiscal year 2022-23, the City issued Utility System Refunding Revenue Bonds to refund Utility System Refunding Revenue Bonds, Series 2014. The refunding reduced the present value of future debt service payments. These savings were available due to the current interest rate environment during the current year. The effects of the refunding is summarized as follows (in thousands):

Series	Utility System	General Obligation
	Refunding Revenue Bonds	Refunding Bonds
	2014	2014
Closing Date	6/29/2023	6/15/2023
Net Interest Rate	5.00%	5.00%
Refunding Bonds Issued	\$21,320,000	\$39,750,000
Premium (Discount)	2,692,439	4,449,537
Underwriter's Discount	(88,267)	(95,769)
Issuance Costs and Insurance	(127,198)	(242,643)
Net Proceeds	<u>\$23,796,974</u>	<u>\$43,861,125</u>
Refunded Amount	\$25,005,000	\$48,705,000
Decrease (Increase) in Debt Service	\$3,348,536	\$4,415,248
Economic Gain (Loss)	\$2,823,403	\$3,709,152
Number of Years Affected	5.656	5.227

The deferred and amortized amounts of accounting gains/losses on bond refundings (which are deferred outflows/inflows of resources) at September 30, 2023, are amortized as follows (in thousands):

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
General Government					
Revenue Bonds	\$ 2,685	\$ -	\$ -	\$ (473)	\$ 2,212
Special Assessment District	7,400	-	-	(709)	6,691
General Obligation	133	(433)	(720)	107	(913)
Totals	<u>\$ 10,218</u>	<u>\$ (433)</u>	<u>\$ (720)</u>	<u>\$ (1,075)</u>	<u>\$ 7,990</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

M. REFUNDED AND DEFEASED DEBT (CONTINUED)

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
Enterprise Funds					
Stormwater	\$ 422	\$ -	\$ -	\$ (52)	\$ 370
Utility	8,612	(703)	(532)	(880)	6,497
Totals	<u>\$ 9,034</u>	<u>\$ (703)</u>	<u>\$ (532)</u>	<u>\$ (932)</u>	<u>\$ 6,867</u>

N. CRA TRUST FUND

The Community Redevelopment Agency has responsibility for the tax increment districts. Pursuant to Section 163.387, Florida Statutes, a Redevelopment Trust Fund serves to process the transactions relating to the tax increment district. The following schedule shows the amount and source of funds and the amount and use of funds for the trust fund during the fiscal year ended September 30, 2023, as well as principal and interest paid during the year on the debt which is pledged with tax increment revenues. The balance of the debt remaining is presented as part of governmental activities debt.

Source of Funds	Date	Amount
City of Port St. Lucie	Various	4,074,948
St. Lucie County	12/29/2022	3,713,068
Sale of Capital Assets	Various	381,726
Lease Revenue	Monthly	9,649
Interest Earnings	Monthly	27,695
Total Deposits		<u>8,207,086</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

N. CRA TRUST FUND (CONTINUED)

Use of Funds	Date	Amount
Debt Service - Principal	1/3/2023	3,955,000
Debt Service - Interest	Semi-annual	916,125
Stormwater Utility Payment	3/7/2023	9,237
CRA Operating Expenses	Various	2,503,248
City of Port St. Lucie - Indirect Costs	Various	49,689
Total Withdrawals		<u>7,433,299</u>

Principal and interest on indebtedness	Principal	Interest	Total
Series 2016 bonds	<u>\$ 16,345,000</u>	<u>\$ 1,252,375</u>	<u>\$ 17,597,375</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION

A. RISK MANAGEMENT

The City is exposed to various risks of loss related to theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and third parties, and natural disasters. The City is a member of the Treasure Coast Risk Management Program (TRICO, a cooperative of local governments created under Florida Statute 163). As a participant in the risk pool, the City may be assessed for any deficits of the pool, which would be required to be funded.

The City is exposed to various risks of loss related to theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and third parties, and natural disasters. The City is a member of the Treasure Coast Risk Management Program (TRICO, a cooperative of local governments created under Florida Statute 163). As a participant in the risk pool, the City may be assessed for any deficits of the pool, which would be required to be funded. The City has commercial property, automobile physical damage, flood, equipment breakdown, auto/ general/ cyber/ law enforcement liability, public officials and employment practices liability, crime, terrorism and active shooter, and statutory accidental death and dismemberment coverage through TRICO which also carries various excess and reinsurance policies through different carriers. The property coverage is subject to \$42,000,000 limit with a \$100,000 deductible per occurrence except wind, flood, and earthquake. Terrorism coverage is subject to \$75,000,000 limit and a \$100,000 deductible. The equipment breakdown coverage is subject to a \$10,000 deductible per occurrence. The City is a qualified self-insurer in the State of Florida and granted sovereign immunity under Florida Statute 768.28. Liability is currently limited to \$200,000 per claimant/\$300,000 per occurrence. An excess general liability, law enforcement and automobile liability policy is in force with policy limits of \$1,000,000 per occurrence/\$3,000,000 annual aggregate which is subject to \$1,000,000 self-insured retention and tracks Florida Statute 768.28. A Cyber Liability policy is in force providing \$5,000,000 each claim and \$5,000,000 aggregate excess of \$250,000 retention. Various sub limits apply. Crime coverage is subject to \$2,000,000 limit for employee theft and \$5,000,000 for computer & funds transfer fraud, subject to a \$50,000 per occurrence deductible. Active shooter/workplace violence coverage is \$1,000,000 aggregate per member. The Workers Compensation liability policy is statutory per Florida Statute 440, including employer's liability of \$1,000,000 occurrence, and is subject to a self-insured retention of \$1,000,000. The limits for Public Officials and Employment Practices Liability are \$1,000,000 per claim/per member/\$1,000,000 aggregate per member, subject to a TRICO pool aggregate limit of \$4,000,000, with a \$350,000 self-insured retention, except \$250,000 Employment Practices and \$350,000 for class actions. Other sub limits apply. The accidental death and dismemberment coverage tracks Florida Statute 112.18, 112.181, 112.1815, 112.19 and 112.191 as respects benefits payable.

The City is self-insured for health benefits provided to employees. The various departments fund the Medical Insurance Fund (Internal Service Fund) based on the experience rate of the prior year on a per employee basis for total claims and expenses paid. The City has contracted with Florida Blue to provide administration services for the plan. Administrative fees are based upon a flat rate per employee per month and are paid out of this fund. The City purchased stop-loss insurance from Symetra Life Insurance Company. The individual stop-loss limit is \$275,000 with an additional aggregate deductible of \$168,000 and a maximum stop loss limit of \$1,626.87 per employee per month. Stop-loss payments for the past year were \$284,923.

The following claims incurred but not reported (IBNR) liability, was estimated based on actuarial valuation, IBNR as of September 30, 2023 is reflected below:

Balance at September 30, 2022	\$	1,063,200
Current Year Claims		23,128,673
Current Year Payments		(23,165,873)
		1,026,000
Balance at September 30, 2023	\$	1,026,000

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS

The City has one single employer defined pension plan and is a participant in one multi-employer defined pension plan, Florida Retirement System (FRS).

The City accounts for single employer plan as pension trust funds; which is substantially in the same manner as proprietary funds with economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions, and contributions from other entities, including rollovers by participants from other plans, are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due in accordance with terms of the plans. Plan assets are valued at fair value for financial statement purposes, as reported by the custodial agents.

The City has three Defined Contribution Plans: General Employees Plan, Police Officers 401A Plan, and the Employees 401A Plan. Ordinance (77-25), as amended by subsequent City Ordinances, established Defined Contribution Plans for City employees. Currently the Defined Contribution Plan for General Employees 401A Plans range between 11.4% and 12.0%, and the Police Officers 401A Plan is 10.5%. Vesting allows 100% after five (5) years or when reaching 55 years of age.

Both the City's defined pension plans are presented in accordance with GASB Statement No. 67, "Financial Reporting for Pension Plans" and GASB Statement No. 18, "Accounting and Financial Reporting for Pensions. These statements replace GASB Statement No. 27 "Accounting for Pensions by State and Local Governmental Employers", and GASB Statement No. 50, "Pension Disclosures". GASB 68, enhances accountability and transparency through revised and new note disclosures and required supplementary information (RSI).

Current Membership of Pension Plans:

Current membership, as of September 30, 2023 in the Florida Retirement System (FRS) and the Municipal Police Officers' Retirement Trust Fund were as follows:

	Municipal Police Officers' Retirement Trust Fund	Florida Retirement System
Inactive plan members or beneficiaries currently receiving benefits	110	-
Inactive vested plan members entitled to but not yet receiving benefits	24	-
Active plan members	240	5
	374	5

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

The following summarizes the pension related amounts for the City as of the indicated measurement dates:

	Measurement Date	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Police Pension	9/30/2022	\$ 29,179,431	\$ 16,100,999	\$ 1,997,402	\$ 10,340,114
FRS	6/30/2023	1,371,796	534,346	17,251	339,520
HIS	6/30/2023	129,592	26,152	13,257	52,639
		<u>\$ 30,680,819</u>	<u>\$ 16,661,497</u>	<u>\$ 2,027,910</u>	<u>\$ 10,732,273</u>

Defined Benefit Pension Plan - Municipal Police Officers' Retirement Trust Fund

Plan Description

The Municipal Police Officers' Retirement Trust Fund (plan), which is a single-employer defined benefit public employee's retirement system (PERS), was established under the provisions of Chapter 185 of the Statutes of the State of Florida, and is accounted for in the Municipal Police Officers' Retirement Trust Fund. The plan is managed and administered by the five-member Retirement Board, which includes two Council appointees, two members of the department elected by the membership, and a fifth member elected by the other four and appointed by the Council.

Plan Membership as of October 1, 2022

Inactive plan members of beneficiaries currently receiving benefits	110
Inactive plan members entitled to but not yet receiving benefits	24
Active plan members	<u>240</u>
	<u>374</u>

Benefits Provided

The plan provides for normal retirement at age 55 with 10 years of service or age 52 with 25 years of service. Normal retirement benefits are calculated at 3.27% per service year based on the participant's compensation of the highest 5 years of employment. Early retirement is provided for members age 50 with 10 years of credited service, reduced by 3.00% per year. Under the provisions of the plan, pension benefits vest fully after 5 years of full-time employment as a sworn police officer.

Contributions

Plan Members contribute 9.0% of pensionable wages and the City contributes 10.5% of total pay contributed for each member plus any remaining amount necessary for payment of normal (current year's) cost. For the year ending September 30, 2023, the City contributed 35.50% of covered payroll. Additionally, the State collects a 0.85% tax on premiums for casualty insurance and remits those collections to the City annually. The state contributions are recorded as revenue and personnel fringe benefit expenditures in the City's general fund before being recorded as a contribution to the plan.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability

The City's net pension liability was measured as of September 30, 2023, and the total pension liability used to calculate the net pension liability was determined by the actuarial valuation as of October 1, 2023.

The components of the Net Pension Liability of the City on September 30, 2023 were as follows:

Total pension liability	\$ 184,210,459
Plan fiduciary net position	(155,031,028)
	\$ 29,179,431
Plan fiduciary net position as a percentage of total pension liability	84.16 %

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of October 1, 2023, updated to September 30, 2023, using the following actuarial assumptions:

Inflation	2.50%
Salary increases	Service based
Discount rate	7.00%
Investment rate of return	7.00%

Mortality Rate Healthy Active Lives:

Female: PubS.H-2010 for Employees, set forward one year

Male: PubS.H-2010 for Employees, set forward one year.

Mortality Rate Healthy Retiree Lives:

Female: PubS.H-201 for healthy Retirees, set forward one year.

Male: PubS.H-2010 for Healthy Retirees, set forward one year.

Mortality Rate Beneficiary Lives:

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Mortality Rate Disabled Lives:

80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvement Scale MP-2018. The Plan feels this assumption sufficiently accommodates future mortality improvement.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

The above assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman’s July 1, 2021 FRS valuation report for special risk employees.

The most recent actuarial experience study used to review the other significant assumptions was dated June 17, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Pension Plan investment expenses and inflation) are developed for each major asset class.

For 2023, the inflation rate assumption of the investment advisor was 2.50%.

These ranges are combined to produce the long-range expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2023 are summarized as follows:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
All cap value equity	22.50%	7.50%
Broad growth equity	22.50%	7.50%
Index Core	5.00%	7.50%
International Equity	15.00%	8.50%
Fixed Income (Core)	20.00%	2.50%
Global Bond	5.00%	3.50%
Real Estate	10.00%	4.50%
Total	100%	

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Changes in Net Pension Liability			
Balances at beginning of year	\$ 170,889,873	\$ 137,830,968	\$ 33,058,905
Charges for the year			
Service cost	5,275,995	-	5,275,995
Interest	12,075,170	-	12,075,170
Differences between expected and actual experience	3,058,814	-	3,058,814
Contributions - employer	-	4,812,349	(4,812,349)
Contributions - state	-	2,256,083	(2,256,083)
Contributions - employee	-	2,255,232	(2,255,232)
Contributions - buy back	237,479	237,479	-
Net investment income	-	15,238,666	(15,238,666)
Benefit payments, including refunds of employee contributions	(7,326,872)	(7,326,872)	-
Administrative expenses	-	(272,877)	272,877
Net change	13,320,586	17,200,060	(3,879,474)
Balances at end of year	\$ 184,210,459	\$ 155,031,028	\$ 29,179,431

Sensitivity of the net pension liability to changes in the discount rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension liability	\$ 52,575,246	\$ 29,179,431	\$ 9,702,340

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in a separately issued plan financial report. That report may be obtained by contacting the Finance Department at the City of Port St. Lucie, 121 S.W. Port St. Lucie Blvd, Port St. Lucie, FL 34984.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2023, the City recognized a pension expense of \$10,340,114. On September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	4,375,241	1,654,436
Changes of assumptions	3,420,368	342,966
Net difference between Projected and Actual Earnings on Pension Plan Investments	8,305,390	-
Total	16,100,999	1,997,402

The following table represents amounts recognized in Deferred Outflows of Resources and Deferred Inflows of Resources related to pension expense.

Year Ending September 30,		
2025	\$	3,189,516
2026		3,349,864
2027		6,277,141
2028		(543,854)
2029		724,289
Thereafter		1,106,641
Total	\$	14,103,597

C. FLORIDA RETIREMENT SYSTEM

Defined Benefit Plan - Florida Retirement System

The City of Port St Lucie participates in two defined benefit pension plans that are administered by the State of Florida, Department of Management Services, Division of Retirement. The plans provide retirement, disability or death benefits to retirees or their designated beneficiaries. Chapter 121, Florida Statutes, establishes the authority for benefit provisions. Changes to the law can only occur through an act of the Florida Legislature. The State of Florida issues a publicly available financial report that includes financial statements and required supplementary information for the plans. That report is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

C. FLORIDA RETIREMENT SYSTEM (CONTINUED)

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state college, or district school board, unless restricted from FRS membership under Sections 121.053 or 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with Section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees and surviving beneficiaries of the state-administered retirement systems in paying their health insurance costs. To be eligible to receive a HIS benefit, a retiree under a state administered retirement system must provide proof of eligible health insurance coverage, which can include Medicare.

a. Benefits Provided

Benefits under the FRS Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month, pursuant to Section 112.363, Florida Statutes.

b. Contributions

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan. The employer's contribution rates as of September 30, 2023, were as follows:

	FRS	HIS
Regular class	10.19%	1.66%
Special risk class	26.11%	1.66%
Senior management service class	29.85%	1.66%
Elected officials	55.28%	1.66%
DROP	16.94%	1.66%

The employer's contributions for the year ended September 30, 2023, were \$284,118 to the FRS Pension Plan and \$3,992 to the HIS Program.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

c. Pension Liabilities and Pension Expense

In its financial statements for the year ended September 30, 2023, the City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2023. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

	FRS	HIS
Net Pension Liability	\$ 1,371,796	\$ 129,592
Proportion at:		
Current measurement date	0.00344%	0.00080%
Prior measurement date	0.00310%	0.00080%
Pension expense (benefit)	\$ 339,520	\$ 52,639

d. Deferred Outflows/Inflows of Resources Related to Pensions

At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS		HIS	
	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 128,800	\$ -	\$ 1,897	\$ 304
Change of assumptions	89,425	-	3,407	11,230
Net difference between projected and actual earnings on pension plan investments	57,290	-	67	-
Changes in proportion and differences between City pension plan contributions and proportionate share of contributions	212,645	17,251	18,999	1,723
City pension plan contribution subsequent to the measurement date	46,186	-	1,782	-
Total	\$ 534,346	\$ 17,251	\$ 26,152	\$ 13,257

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

e. Deferred Outflows/Inflows of Resources Related to Pensions

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2024. Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year ending September 30:	FRS	HIS
2024	\$ 106,776	\$ 3,296
2025	112,227	3,152
2026	103,429	3,692
2027	77,599	1,772
2028	58,528	208
Thereafter	12,350	(1,007)
Total	<u>\$ 470,909</u>	<u>\$ 11,113</u>

f. Actuarial Assumptions

The total pension liability for each of the defined benefit plans was measured as of June 30, 2023. The total pension liability for the FRS Pension Plan was determined by an actuarial valuation dated July 1, 2023. For the HIS Program, the total pension liability was determined by an actuarial valuation dated July 1, 2023 and using standard actuarial rolled-forward to develop the liability at June 30, 2023. The individual entry age normal actuarial cost method was used for each plan, along with the following significant actuarial assumptions:

	FRS	HIS
Inflation	2.40%	2.40%
Salary increase	3.25%	3.25%
Investment rate of return (long term)	6.70%	N/A
Discount rate	6.70%	3.65%

Mortality assumptions for the FRS Pension Plan were based on PUB2010 base tables projected generationally with Scale MP-2018. Mortality assumptions for the HIS Program were based on the Generational RP-2000 with Projection Scale BB.

For both plans, the actuarial assumptions were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2018.

The long-term expected investment rate of return was not based on historical returns, but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption of 2.4%.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

For the FRS Pension Plan, the table below summarizes the consulting actuary's assumptions based on the long-term target asset allocation.

	Target Allocation (1)		Annual Arithmetic Return		Compound Annual (Geometric Return)		Standard Deviation	
Cash	1.0	%	2.9	%	2.9	%	1.1	%
Fixed income	19.8	%	4.5	%	4.4	%	3.4	%
Global equity	54.0	%	8.7	%	7.1	%	18.1	%
Real estate	10.3	%	7.6	%	6.6	%	14.8	%
Private equity	11.1	%	11.9	%	8.8	%	26.3	%
Strategic investments	3.8	%	6.3	%	6.1	%	7.7	%
	<u>100</u>	<u>%</u>						

g. Discount Rate

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.70%. The 6.70% reported investment return assumption differs from the 7.00% investment return assumption chosen by the 2020 FRS Actuarial Assumption Conference for funding policy purposes, as allowable under governmental accounting and reporting standards. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis and the depletion date is considered to be immediate, a municipal bond rate of 3.65% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

h. Sensitivity Analysis

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

	FRS			HIS		
	1% Decrease	Current Discount Rate	1% Increase	1% Decrease	Current Discount Rate	1% Increase
	5.70	6.70	7.70	2.65	3.65	4.65
City's proportionate share of the net pension liability	<u>\$ 2,343,307</u>	<u>\$ 1,371,796</u>	<u>\$ 559,011</u>	<u>\$ 147,844</u>	<u>\$ 129,592</u>	<u>\$ 114,462</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

i. Pension Plans' Fiduciary Net Position

Detailed information about the pension plans' fiduciary net position is available in the State's separately issued financial reports.

j. Defined Contribution Plan

Pursuant to Chapter 121, Florida Statutes, the Florida Legislature created the Florida Retirement Investment Plan ("FRS Investment Plan"), a defined contribution pension plan qualified under Section 401(a) of the Internal Revenue Code. The FRS Investment Plan is an alternative available to members of the Florida Retirement System in lieu of the defined benefit plan. There is a uniform contribution rate covering both the defined benefit and defined contribution plans, depending on membership class. Required employer contributions made to the plan during the year ended September 30, 2023, totaled \$0.

D. OTHER POST EMPLOYMENT BENEFITS

Plan Description

Section 112.0801, Florida Statutes, requires all public employers to allow their retirees to participate in the same health group plan offered to their active employees. The City operates a self-funded plan for health, dental, vision and life insurance benefits. All financial activities of the self-funded plan are recorded in the Internal Service Fund. Substantially all the City's full-time employees may become eligible for those benefits if they reach normal retirement age while working for the City. The City recognizes the costs associated with providing these benefits as claims are paid. Funding of the plan is from various funds of the City that incur payroll related expenses, such as the General Fund and Utility System Fund. These funds have also expended money in the past to liquidate the other post-employment benefit (OPEB) net OPEB liability.

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retirees' are charged the same rate by the City as active employees. Premiums charged by the City are a blended rate based on the experience of younger active employees and older retired employees. Since retirees have higher costs yet pay the same rate as younger active employees, the blended rate creates an implicit rate subsidy for retirees.

The City offers a Health Insurance Premium Subsidy to select retirees. The Health Insurance Subsidy is not contingent on continuing medical coverage through the City. The Subsidy is equivalent to a portion of the cost of single medical coverage through the Ciree health savings plan (the Plan) for employees' health needs during retirement. An irrevocable trust was established with ICMA Retirement Corporation and is 100% funded by city contributions. The assets of the Plan are held in trust, with the City Manager, or his/her designee, and the City Finance Director, or his/her designee, as trustee for the exclusive benefit of the Plan participants. Each year the City contributes to the Other Postemployment Plan Trust Account an amount based on the activity. The portion payable at retirement is 5% per each year of service up to a maximum of 80%. The portion payable for total and permanent disability incurred in the line of work is 100%. To be eligible for the Premium Subsidy a participant must meet the following qualifications:

- a) be an eligible employee as of the inception of the policy on 10/1/2005 and hired prior to 10/25/2010, and
- b) retire:
 - 1) at age 55 with 10 years of service for general employees, or
 - 2) at age 52 with 10 years of covered service for sworn officers.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

OPEB Trust Account

In March 2010, City Council adopted Resolution 10-R11 establishing a retiree health savings plan (the Plan) for employee's health needs during retirement. An irrevocable trust was established with ICMA Retirement Corporation, now known as Mission Square and is 100% funded by City contributions. The assets of the Plan are held in trust with the City Manager or his/her designee, and the City Finance Director, or his/her designee, as trustee for the exclusive benefit of the Plan participants. Each year, the City contributes to the Other Postemployment Plan Trust Account an amount based on the actuarially determined contribution. For the year ended September 30, 2023, the City contributed \$2,494,656. The City's contributions to the Trust Account and the earnings of the Trust Account are dedicated to providing benefits for eligible retirees. An actuarial valuation of the OPEB obligation is prepared each year to determine the annual contribution to the Trust Account. The actuarial valuation report, prepared by the Nyhart Company part of FuturePlan by Ascenses, for OPEB is available upon request.

OPEB Trust Fund

The City established an OPEB Trust Fund to account for the costs of retiree health insurance, the resources required to pay retiree health insurance benefits and the accumulation of funds in the OPEB Trust Account. Separate financial statements for the OPEB Trust Fund are not available. A Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position are included in the City's Annual Comprehensive Financial Report. Since the City self-funds health insurance for active and retired employees, costs of retiree health insurance and amounts to be contributed by retirees are calculated annually based on recommendations provided by the City's health insurance consultant. Contributions by employer to the OPEB Trust Fund for the fiscal year ending September 30, 2023 were \$2,494,656.

Plan Membership as of September 30, 2023

Inactive plan members currently receiving benefits	133
Active plan members with coverage	1199
Active plan members without coverage	<u>196</u>
	<u><u>1,528</u></u>

Investments

Resolution 10-R11 required all Plan assets to be invested in the ICMA Retirement Corporation's VantageCare Retirement Health Savings Plan (RHS Plan). Investment options in the RHS Plan include:

- Cash Management Fund
- Bond funds
- Balanced/Asset allocation funds
- U.S. stock funds
- International/Global funds

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

As authorized by the resolution, the City Manager and Finance Director have directed ICMA Retirement Corporation to invest the Plan assets in a Broad U.S. Stock Market Index Fund (Stock Fund) and a Core U.S. Bond Index Fund (Bond Fund). Plan assets are allocated as follows:

<u>Asset Class</u>	<u>Target Allocation</u>
Stock Fund	60%
Bond Fund	40%

For the year ended September 30, 2023, the annual money-weighted rate of return on the investments, net of investment expense, was 7.57%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability of the City

The components of the net OPEB liability of the City at September 30, 2023, were as follows:

Total OPEB liability	\$ 56,079,553
Plan fiduciary net position	<u>(27,065,692)</u>
Net OPEB liability	<u>\$ 29,013,861</u>

Plan fiduciary net position as % of total OPEB liability 48.26%

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of September 30, 2023, using the following assumptions.

Discount Rate

7.00%

Payroll Growth

Payroll growth includes general inflation of 3.25% plus merit/productivity increases based on the FRS valuation as of July 1, 2023. General employees are assumed to follow the Regular table while Police employees are assumed to follow the Special Risk table.

Inflation Rate Components

General inflation: 2.40% per year

Real wage inflation: 0.85%

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Cost Method

Entry Age Normal Level

Health Care Coverage Election Rate

Disability

Sample rates of disability are as shown below:

Age	General		Police
	Male	Female	Unisex
20	0.002%	0.001%	0.03%
30	0.003%	0.001%	0.04%
40	0.009%	0.005%	0.07%
50	0.022%	0.010%	0.18%
60	0.048%	0.022%	0.90%

Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. Sample annual turnover rates are shown below:

Age	General						Police
	Male			Female			All YOS
	0 YOS	5 YOS	10+ YOS	0 YOS	5 YOS	10+ YOS	
20	32.85%	11.69%	9.77%	30.27%	13.47%	11.55%	12.00%
30	25.85%	8.83%	4.71%	25.39%	9.42%	5.37%	10.00%
40	24.38%	7.37%	2.97%	24.40%	7.02%	3.33%	5.20%
50	23.45%	6.03%	2.95%	23.21%	6.16%	2.95%	1.60%
60	27.37%	6.76%	5.31%	23.21%	6.06%	2.95%	
56+	N/A	N/A	N/A	N/A	N/A	N/A	0.40%
62+	27.37%	6.76%	3.68%	23.21%	6.06%	2.95%	

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Retirement Rate

Assumed annual rates of retirement are as shown below. DROP participants are assumed to be retired as of their measurement date.

General		Police		
<u>Age</u>	<u>All YOS</u>	<u>Age</u>	<u>10-24 YOS</u>	<u>25+ YOS</u>
55-61	2%	50	5%	5%
62	25%	51	5%	5%
63-64	10%	52	5%	100%
65-69	20%	53	5%	100%
70+	100%	54	5%	100%
		55	100%	100%

Mortality

RPH-2017 Total data set Mortality Table fully generational using Scale MP-2023 for health retirees

RHP-2017 Disabled Retiree Mortality Table fully generational using Scale MP-2023 for disabled retirees

Health Care Trend Rates 7.5% decreasing to 4.5%

The initial trend rate was based on a combination of employer history, national trend surveys, and professional judgment. The ultimate trend rate was selected based on historical medical CPI information.

HIS Trend Rates 7.34% decreasing to 4.45%

HIS trend rates are based on (1) health care trend rates shown above and; (2) assumed dental / vision trend rates which are assumed to increase by 4% and decrease to 3% per year.

Retiree Contributions

Retiree contributions are assumed to increase according to health care trend rates.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Investment Returns

The long-term expected rate of return on OPEB plan investments is 7.00% based on the City's OPEB Trust Account expected targets. This was validated using a building block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These expected future real rates of return are then combined to produce the long-term expected rate of return by weighting them based on the target asset allocation percentage and adding in expected inflation (2.60%). The best estimates of arithmetic real rates of return for each major asset class included in the OPEB Plan's target asset allocation as of June 30, 2023 are summarized below:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Rate of Return</u>
U.S. Stock	60%	5.90%
U.S. Bond	40%	1.68%
Weighted Average	100%	3.79%

The City's funding policy is to pay the pay-go costs out of the City's Operating Funds and to partially pre-fund the Actuarially Determined Contribution. The final single equivalent discount rate used for this year's valuation is 7.00% as of September 30, 2023 with the assumption that the City will eventually pay the pay-go costs out of the OPEB Trust Account at the time when the OPEB Trust Account is expected to be sufficient to finance all future benefit payments.

Changes in Net OPEB Liability	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Beginning balances	\$ 44,230,965	\$ 23,938,982	\$ 20,291,983
Changes for the year:			
Service cost	405,233	-	405,233
Interest	3,038,698	-	3,038,698
Changes in assumptions	2,393,017	-	2,393,017
Differences between expected and actual experience	8,506,296	-	8,506,296
Contributions - employer	-	2,494,656	(2,494,656)
Net investment income	-	3,126,710	(3,126,710)
Benefit payments	(2,494,656)	(2,494,656)	-
Net changes	<u>11,848,588</u>	<u>3,126,710</u>	<u>8,721,878</u>
Ending balance	<u>\$ 56,079,553</u>	<u>\$ 27,065,692</u>	<u>\$ 29,013,861</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the net OPEB liability to changes in the discount rate and healthcare cost trend rates. The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage point higher (8.0 percent) than the current discount rate:

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Net OPEB liability (asset)	\$ 35,446,200	\$ 29,013,861	\$ 23,616,888

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (7.0 percent decreasing to 3.5 percent) or 1-percentage-point higher (8.5 percent decreasing to 5.5 percent) than the current healthcare cost trend rates:

	1% Decrease(6.5% decreasing to 3.5%)	Healthcare Cost Trend Rates (7.5% decreasing to 4.5%)	1% Increase (8.5% decreasing to 5.5%)
Net OPEB liability (asset)	\$ 23,526,719	\$ 29,013,861	\$ 35,515,804

OPEB plan fiduciary net position. Separate financial statements for the OPEB Trust Fund are not available. A Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position are included in the City's Annual Comprehensive Financial Report.

OPEB Expense and Deferred Outflows/Inflows of Resources

For the year ended September 30, 2023, the City recognized OPEB expense of \$3,674,805. At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	13,980,615	5,871,319
Changes of assumptions	5,013,177	433,454
Net difference between projected and actual earnings on OPEB plan investments	1,661,441	-
Total	20,655,233	6,304,773

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

The amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB are recognized in OPEB expenses as follows:

Year ended:

2024	\$ 1,872,644
2025	2,068,287
2026	3,690,541
2027	1,631,893
2028	<u>2,372,648</u>
Thereafter	<u>\$ 2,714,447</u>

E. CONTINGENCIES

The City is a defendant in various lawsuits arising in the normal course of business, including claims for property damages, personal injuries, and personnel practices. In the opinion of management, the ultimate outcome of these lawsuits, some of which are covered by insurance, will not have a material adverse effect on the City's financial position.

REQUIRED SUPPLEMENTAL INFORMATION



PORT ST. LUCIE
HEART OF THE TREASURE COAST

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	\$ 105,005,187	\$ 105,411,271	\$111,006,519	\$ 5,595,248
Permits, Fees, and Special Assessments	11,956,851	11,956,851	15,473,659	3,516,808
Intergovernmental	6,985,483	6,985,483	15,008,529	8,023,046
Charges for services	5,419,895	5,419,895	6,322,211	902,316
Fines and forfeitures	941,975	941,975	1,181,121	239,146
Investment income	899,000	899,000	2,002,113	1,103,113
Other	16,213,901	16,213,901	2,522,131	(13,691,770)
Total revenues	<u>147,422,292</u>	<u>147,828,376</u>	<u>153,516,283</u>	<u>5,687,907</u>
Expenditures				
General government	36,115,214	37,931,832	37,442,275	489,557
Public safety	57,978,218	61,241,317	60,532,643	708,674
Physical environment	780,839	804,046	757,357	46,689
Transportation	333,375	112,375	86,191	26,184
Economic environment	496,097	496,097	403,223	92,874
Human services	2,470,416	2,711,821	2,695,276	16,545
Culture and recreation	18,474,187	18,727,696	18,250,213	477,483
Capital outlay	3,554,643	5,458,833	3,447,656	2,011,177
Principal	4,870,000	4,870,000	6,748,593	(1,878,593)
Interest	4,000,386	4,254,146	4,850,369	(596,223)
Total expenditures	<u>129,073,375</u>	<u>136,608,163</u>	<u>135,213,796</u>	<u>1,394,367</u>
Excess (deficiency) of revenues over (under) expenditures	18,348,917	11,220,213	18,302,487	7,082,274
Transfers in - Governmental	11,766,578	12,502,233	12,501,964	(269)
Transfers out	(28,143,495)	(31,985,044)	(32,382,095)	(397,051)
Proceeds from issuance of debt	-	-	4,436,617	4,436,617
Payment to escrow agent	1,972,000	-	-	-
Total other financing sources (uses)	<u>(14,404,917)</u>	<u>(19,482,811)</u>	<u>(15,443,514)</u>	<u>4,039,297</u>
Net change in fund balance	\$ 3,944,000	\$ (8,262,598)	2,858,973	\$ 11,121,571
Fund balance, beginning of year			<u>62,829,479</u>	
Fund balance, end of year			<u>\$ 65,688,452</u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance
 Budget and Actual - SW Annexation District 1 Collection Fund
 For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	\$ 6,837,532	\$ 6,857,532	\$ 6,923,296	\$ 65,764
Investment income	90,055	90,055	457,649	367,594
Total revenues	<u>6,927,587</u>	<u>6,947,587</u>	<u>7,380,945</u>	<u>433,358</u>
Expenditures				
Physical environment	136,070	156,070	111,171	44,899
Principal	3,270,000	3,270,000	3,270,000	-
Interest	3,520,400	3,520,400	3,520,400	-
Total expenditures	<u>6,926,470</u>	<u>6,946,470</u>	<u>6,901,571</u>	<u>44,899</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,117</u>	<u>1,117</u>	<u>479,374</u>	<u>478,257</u>
Transfers out	(1,117)	(1,117)	(1,117)	-
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>478,257</u>	<u>\$ 478,257</u>
Fund balance, beginning of year			<u>11,514,952</u>	
Fund balance, end of year			<u>\$ 11,993,209</u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Solid Waste
For the Years Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ -	\$ 991	\$ 991
Charges for services	32,894,885	32,894,885	31,204,579	(1,690,306)
Investment income	39,221	39,221	224,293	185,072
Other	-	-	478,205	478,205
Total revenues	<u>32,934,106</u>	<u>32,934,106</u>	<u>31,908,068</u>	<u>(1,026,038)</u>
Expenditures				
Physical environment	35,874,070	37,483,823	33,839,652	3,644,171
Capital outlay	24,800	101,344	50,552	50,792
Principal	-	-	2,050	(2,050)
Interest	-	-	7,277	(7,277)
Total expenditures	<u>35,898,870</u>	<u>37,585,167</u>	<u>33,899,531</u>	<u>3,685,636</u>
Excess (deficiency) of revenues over (under) expenses	<u>(2,964,764)</u>	<u>(4,651,061)</u>	<u>(1,991,463)</u>	<u>2,659,598</u>
Transfers in - Governmental	3,000,000	3,000,000	3,000,000	-
Transfers out	<u>(35,236)</u>	<u>(517,131)</u>	<u>(517,131)</u>	<u>-</u>
Total other financing sources (uses)	<u>2,964,764</u>	<u>2,482,869</u>	<u>2,482,869</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ (2,168,192)</u>	<u>491,406</u>	<u>\$ 2,659,598</u>
Fund balances, beginning of year			<u>(4,474,012)</u>	
Fund balances, end of year			<u>\$ (3,982,606)</u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance
 Budget and Actual - Community Redevelopment Agency Fund
 For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
Revenues				
Intergovernmental	\$ 2,833,279	\$ 3,608,462	\$ 3,713,068	\$ 104,606
Investment income	2,578	2,578	27,695	25,117
Other	-	-	9,649	9,649
Total revenues	<u>2,835,857</u>	<u>3,611,040</u>	<u>3,750,412</u>	<u>139,372</u>
Expenditures				
Economic environment	1,786,516	2,940,541	2,512,485	428,056
Principal	3,955,000	3,955,000	3,955,000	-
Interest	687,625	916,125	916,125	-
Total expenditures	<u>6,429,141</u>	<u>7,811,666</u>	<u>7,383,610</u>	<u>428,056</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,593,284)</u>	<u>(4,200,626)</u>	<u>(3,633,198)</u>	<u>567,428</u>
Transfers in - Governmental	3,261,247	3,659,564	4,074,948	415,384
Transfers out	(49,689)	(49,689)	(49,689)	-
Proceeds from sale of assets	381,726	381,726	381,726	-
Total other financing sources (uses)	<u>3,593,284</u>	<u>3,991,601</u>	<u>4,406,985</u>	<u>415,384</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (209,025)</u>	<u>773,787</u>	<u>\$ 982,812</u>
Fund balance, beginning of year			<u>268,313</u>	
Fund balance, end of year			<u>\$ 1,042,100</u>	

City of Port St. Lucie, Florida

**Notes to Schedules of Revenues and Expenditures Budget and Actual
General Fund and Major Special Revenue Funds
For the Year Ended September 30, 2023**

Notes to Schedule

The City's Office of Management and Budget prepares an annual operating budget for all governmental funds except Capital Project Funds, which are subject to budgetary control on a project basis. The level of budgetary control is the department. The City Manager is authorized to transfer budgeted amounts within any fund. Revisions that increase the budgeted totals of any fund require approval of the City Council. Unencumbered appropriations lapse at year-end.

Budgets for general and special revenue funds are adopted on a basis consistent with generally accepted accounting principles, except encumbrances are presented as expenditures.

Encumbrances - Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation in the governmental funds. Encumbrances outstanding at year-end are reported as fund balance - committed and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
 Schedule of Changes in Net Pension Liability and Related Ratios

	2023	2022	2021	2020	2019
Total Pension Liability					
Service cost	\$ 5,275,995	\$ 4,909,316	\$ 4,446,031	\$ 4,375,113	\$ 4,163,067
Interest	11,996,604	11,432,548	11,130,423	10,207,807	9,317,565
Change in excess state money	-	-	-	-	-
Changes of benefit terms	-	-	-	317,775	-
Differences between expected and actual experience	3,058,814	765,233	(2,895,261)	777,841	2,237,596
Change of assumptions	-	1,970,266	1,748,852	(800,257)	3,301,642
Contributions - buy back	237,479	65,427	276,647	-	103,010
Benefit payments, including refunds of employee contributions	(7,326,872)	(5,938,651)	(6,072,306)	(4,437,268)	(6,648,228)
Net change in total pension liability	<u>13,242,020</u>	<u>13,204,139</u>	<u>8,634,386</u>	<u>10,441,011</u>	<u>12,474,652</u>
Total pension liability - beginning	170,974,043	157,769,904	149,135,518	138,694,507	126,219,855
Total pension liability - ending (a)	<u>\$ 184,216,063</u>	<u>\$ 170,974,043</u>	<u>\$ 157,769,904</u>	<u>\$ 149,135,518</u>	<u>\$ 138,694,507</u>
Plan Fiduciary Net Pension					
Contributions - city	\$ 4,812,348	\$ 4,783,658	\$ 5,319,996	\$ 5,483,211	\$ 5,282,572
Contributions - state	2,256,083	1,869,997	1,659,851	1,646,819	1,569,087
Contributions - employees	2,255,232	2,059,680	1,779,296	1,703,535	1,702,051
Contributions - buy back	237,479	65,427	276,647	-	103,010
Net investment income	15,178,449	(22,722,430)	28,002,562	9,984,362	3,553,112
Benefit payments, including refunds of employee contributions	(7,320,313)	(5,938,651)	(6,072,306)	(4,437,268)	(6,648,228)
Administrative expense	(297,784)	(276,337)	(223,621)	(200,233)	(222,178)
Other	-	-	-	-	-
Net change in plan fiduciary net position	<u>17,121,494</u>	<u>(20,158,656)</u>	<u>30,742,425</u>	<u>14,180,426</u>	<u>5,339,426</u>
Plan fiduciary net position - beginning	137,915,138	158,073,794	127,331,369	113,151,252	107,811,826
Plan fiduciary net position - ending (b)	<u>\$ 155,036,632</u>	<u>\$ 137,915,138</u>	<u>\$ 158,073,794</u>	<u>\$ 127,331,678</u>	<u>\$ 113,151,252</u>
Net pension liability - ending (a) - (b)	<u>\$ 29,179,431</u>	<u>\$ 33,058,905</u>	<u>\$ (303,890)</u>	<u>\$ 21,803,840</u>	<u>\$ 25,543,255</u>
Plan fiduciary net position as a % of the total pension liability	84.16 %	80.66 %	100.19 %	85.31 %	81.60 %
Covered payroll *	\$ 25,123,354	\$ 22,971,670	\$ 19,867,196	\$ 18,978,599	\$ 18,967,279
Net pension liability as a % of covered payroll	116.14 %	143.91 %	-1.53 %	115.45 %	134.05 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
 Schedule of Changes in Net Pension Liability and Related Ratios

	2018	2017	2016	2015	2014
Total Pension Liability					
Service cost	\$ 3,909,651	\$ 3,558,152	\$ 3,431,980	\$ 3,098,598	\$ -
Interest	8,831,558	8,161,944	5,860,296	6,533,502	2,741,182
Change in excess state money	-	-	(1,508,953)	364,937	5,237,834
Changes of benefit terms	-	-	2,751,119	-	-
Differences between expected and actual experience	1,065,253	488,739	660,201	(572,414)	-
Change of assumptions	-	3,830,114	2,757,260	2,550,583	-
Contributions - buy back	63,446	246,153	362,053	20,069	-
Benefit payments, including refunds of employee contributions	(2,841,518)	(3,707,511)	(2,505,630)	(2,572,372)	-
Net change in total pension liability	<u>11,028,390</u>	<u>12,577,591</u>	<u>11,808,326</u>	<u>9,422,903</u>	<u>7,979,016</u>
Total pension liability - beginning	115,191,465	102,613,874	90,805,548	81,314,693	-
Total pension liability - ending (a)	<u>\$ 126,219,855</u>	<u>\$ 115,191,465</u>	<u>\$ 102,613,874</u>	<u>\$ 90,737,596</u>	<u>\$ 7,979,016</u>
Plan Fiduciary Net Pension					
Contributions - city	\$ 4,015,851	\$ 4,018,282	\$ 3,781,111	\$ 3,291,256	\$ -
Contributions - state	1,439,785	1,296,741	1,247,468	1,082,037	3,085,280
Contributions - employees	1,661,523	1,559,054	1,489,224	1,407,055	972,480
Contributions - buy back	63,446	246,153	362,053	20,069	1,238,897
Net investment income	8,873,271	10,004,086	6,951,772	(308,449)	-
Benefit payments, including refunds of employee contributions	(2,841,518)	(3,707,511)	(2,505,630)	(2,572,372)	6,621,223
Administrative expense	(190,294)	(167,554)	(173,825)	(185,455)	(2,273,086)
Other	-	-	-	-	93,764
Net change in plan fiduciary net position	<u>13,022,064</u>	<u>13,249,251</u>	<u>11,152,173</u>	<u>2,734,141</u>	<u>9,551,030</u>
Plan fiduciary net position - beginning	94,789,762	81,540,511	70,388,338	67,654,197	-
Plan fiduciary net position - ending (b)	<u>\$ 107,811,826</u>	<u>\$ 94,789,762</u>	<u>\$ 81,540,511</u>	<u>\$ 70,388,338</u>	<u>\$ 9,551,030</u>
Net pension liability - ending (a) - (b)	<u>\$ 18,408,029</u>	<u>\$ 20,401,703</u>	<u>\$ 21,073,363</u>	<u>\$ 20,349,258</u>	<u>\$ (1,572,014)</u>
Plan fiduciary net position as a % of the total pension liability	85.42 %	82.29 %	79.46 %	77.57 %	78.69 %
Covered payroll *	\$ 18,475,097	\$ 17,322,812	\$ 16,546,924	\$ 16,788,921	\$ 79
Net pension liability as a % of covered payroll	99.64 %	117.77 %	127.36 %	121.21 %	109.00 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
Schedule of Changes in Net Pension Liability and Related Ratios

Notes to Schedule:

Changes of assumption:

There were not any changes in the actuarial methods used for the measurement used for the measurement dates of September 30, 2023 and 2022.

For measurement date 09/30/2022, based on the results of the June 17, 2022 Actuarial Experience Study, the following assumption changes are incorporated:

1. Investment return - Lowered from 7.20% to 7.00% per year compound annually, net of investment related expense.
2. Salary increases - an overall small increase in the assumed rates for members with less than 4 years of Credited Service, while lowering the assumption for members with 4 or more years of Credited Service.
3. Retirement Rates – an overall reduction to Normal Retirement rates, primarily for members with at least 25 years of Credit Service.
4. Withdrawal Rates – an overall reduction in the assumed rates for members with less than 15 years of Credited Service.

For measurement date 09/30/2021, amounts reported as changes of assumptions were resulted from lowering the investment rate of return from 7.30% to 7.20%.

Changes of benefit terms:

For measurement date 09/30/2020, amounts reported as changes of benefit terms resulted from Ordinance 20-31, passed in June 2020. More details regarding the amended provisions can be found in the December 10, 2020 Actuarial Impact Statement.

Changes of assumptions:

For measurement date 09/30/2022, amounts reported as changes of assumptions were resulted from lowering the investment rate of return from 7.20% to 7.00%.

For measurement date 09/30/2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2019 FRS valuation report for special risk employees.

For measurement date 09/30/2019, amounts reported as changes of assumptions were resulted from lowering the invested rate of return from 7.5% to 7.3%

For measurement date 09/30/2017, as result of the Experience Study dated July 20, 2017, the Board has adopted changes to:

- Payroll growth
- Salary increases
- Investment return
- Mortality rates
- Normal and early retirements rates
- Withdrawal rates

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Schedule of Changes in Net Pension Liability and Related Ratios**

For measurement date 09/30/2016, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the Florida Retirement System for special risk employees.

The inflation assumption was lowered from 3.0% to 2.5%, matching the long-term inflation assumption utilized by the Plan's investment consultant.

For measurement date 09/30/2015, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.0% to 7.2%.

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Schedule of Contributions**

	2023	2022	2021	2020	2019
Actuarially determined contribution	\$ 6,472,200	\$ 6,430,477	\$ 6,934,851	\$ 6,922,996	\$ 6,794,017
Contributions in relation to the actuarially determined contributions	7,068,431	6,653,655	6,979,846	7,130,030	6,851,660
Contribution deficiency (excess)	(596,231)	(223,178)	(44,995)	(207,034)	(57,643)
 Covered payroll *	 \$ 25,123,354	 \$ 22,971,670	 \$ 19,867,196	 \$ 18,978,599	 \$ 18,967,279
Contributions as a percentage of covered payroll	28.13 %	28.96 %	35.13 %	37.57 %	36.12 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Schedule of Contributions**

	2018	2017	2016	2015	2014
Actuarially determined contribution	\$ 5,793,686	\$ 5,100,319	\$ 4,498,211	\$ 4,007,828	\$ 2,013
Contributions in relation to the actuarially determined contributions	5,455,636	5,315,023	5,028,579	4,007,828	(3,802,380.00)
Contribution deficiency (excess)	<u>338,050</u>	<u>(214,704)</u>	<u>(530,368)</u>	<u>-</u>	<u>3,804,393.00</u>
Covered payroll *	\$ 18,475,097	\$ 17,322,812	\$ 16,546,924	\$ -	\$ -
Contributions as a percentage of covered payroll	29.53 %	30.68 %	30.39 %	-	-

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
Notes to Schedule of Contributions

Notes to Schedule

Actuarially determined contribution rates are calculated as of October 1, 2021 two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Mortality Rates:

Healthy Active Lives:

Female: PubS.H-2010 for Employees, set forward one year.

Male: PubS.H-2010 for Employees, set forward one year.

Healthy Retiree Lives:

Female: PubS.H-2010 for Healthy Retirees, set forward one year.

Male: PubS.H-2010 for Healthy Retirees, set forward one year.

Beneficiary Lives

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:

80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvement Scale MP-2018. We feel this assumption sufficiently accommodates future mortality improvements.

The previously described mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2021 FRS valuation report for special risk employees, with appropriate adjustments made based on plan demographics.

Interest Rate:

7.00% per year compounded annually, net of investment related expenses. This is supported by the target asset allocation of the trust and the expected long-term return by asset class.

Administrative Expenses:

\$284,534 annually, based on average of actual expenses incurred in the prior two fiscal year.

Salary Increases:

<u>Years of Service</u>	<u>Increase in Compensation</u>
0	20.0%
1	8.50%
2	6.50%
3	5.50%
4-9	4.75%

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Notes to Schedule of Contributions**

10+ 4.50%

The above rates were developed and adopted as a result of our June 17, 2022 experience study.

Final Salary Load:	<u>Credited Service on 10/1/2012</u>	<u>Load Assumption</u>
	10 or more years	20%
	Between 5 and 10 years	15%
	Less than 5 years	0%

Payroll Growth: None.

Administrative Expenses: \$278,706 annually, based on the average of actual expenses incurred in the prior two fiscal years.

Amortization Method: All new UAAL amortization amounts are amortized over 15 years.

Based established prior to the valuation date are adjusted proportionally to match the Expected Unfunded Actuarial Accrued Liability as of the valuation date, in order to align prior year bases with the portion of the current year UAAL associated with prior year sources.

Retirement:	<u>% Retiring During the Year (10-24 Years of Service)</u>	
	<u>Age</u>	<u>Rate</u>
	50-54	10.0%
	55-58	35.0%
	59	50.0%
	60+	100%

	<u>% Retiring During the Year (>=25 Years of Service)</u>	
	<u>Age</u>	<u>Rate</u>
	52	30.0%
	53	15.0%
	54	15.0%
	55+	100.0%

The above rates were developed and adopted as a result of our June 17, 2022 experience study.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
Notes to Schedule of Contributions

Funding Method: Entry Age Normal Actuarial Cost Method. The following loads are applied for determination the minimum required contribution:

Interest - a half-year , based on the current 7.00% assumption.

Salary - A full year, based on the current assumption of 749%.

Disability Rate: See table below for sample rates, based on results of the June 17, 2022 experience study. It is assumed that 75% of disablements are service- related.

<u>Age</u>	<u>% Becoming Disabled During the Year</u>
20	0.03%
25	0.03%
30	0.04%
35	0.05%
40	0.07%
45	0.10%
50	0.18%
55	0.36%
60	0.90%
65+	2.22%

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Notes to Schedule of Contributions**

Termination Rate: See table below for sample rates. This assumption was established with the July 10, 2022 experience study.

<u>Service</u>	<u>% Terminating During the Year</u>
0-5	5.0%
5-9	4.0%
10-14	2.0%
15+	2.0%

Asset Valuation: Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric 4-year average Market Value return. It is possible that over time this technique will produce an insignificant bias above or below Market Value.

Low-Default-Risk Obligation Measure: Based on the Entry Age Normal Actuarial Cost Method and an interest rate of 4.87% per year compounded annually, net of investment related expenses. This rate is consistent with the Yield to Maturity of the S&P Municipal Bond 20-Year High Grade Rate Index as of September 30, 2023. All other assumptions for the Low-Default-Risk Obligation Measure are consistent with the assumptions shown in this section unless otherwise noted.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund
Schedule of Investment Returns

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2013
Annual money-weighted rate of return, net of investment expense	11.06 %	(14.30)%	21.83 %	8.72 %	3.47 %	9.21 %	12.08 %	9.79 %	(0.44)%	(0.44)%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available.

City of Port St. Lucie, Florida

**Florida Retirement System
Schedule of Proportionate Share in Net Pension Liability and Related Ratios**

Florida Retirement System (FRS)	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City's portion of the net pension liability	0.0034 %	0.0031 %	0.0029 %	0.0023 %	0.0022 %	0.0026 %	0.0025 %	0.0026 %	0.0025 %	0.0020 %
City's proportionate share of the net pension liability	\$ 1,371,796	\$ 1,144,490	\$ 216,267	\$ 1,009,193	\$ 758,172	\$ 781,013	\$ 729,960	\$ 644,865	\$ 326,606	\$ 119,960
City's covered payroll	\$ 323,256	\$ 278,243	\$ 257,552	\$ 195,026	\$ 190,283	\$ 184,009	\$ 179,734	\$ 177,642	\$ 175,422	\$ 169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	424.37 %	411.33 %	83.97 %	517.47 %	398.44 %	424.44 %	406.13 %	186.00 %	186.18 %	70.86 %
Plan fiduciary net position as a percentage of the total pension liability	82.38 %	82.89 %	96.40 %	78.85 %	82.61 %	84.26 %	83.89 %	84.88 %	92.00 %	96.00 %
Health Insurance Subsidy (HIS)										
Health Insurance Subsidy (HIS)	2023	2022	2021	2020	2019	2018	2017	2016	2015	2013
City's portion of the net pension liability	0.0008 %	0.0008 %	0.0007 %	0.0006 %	0.0005 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %
City's proportionate share of the net pension liability	\$ 129,592	\$ 80,939	\$ 89,410	\$ 70,142	\$ 59,930	\$ 62,168	\$ 60,654	\$ 69,615	\$ 58,983	\$ 55,582
City's covered payroll	\$ 323,256	\$ 278,243	\$ 257,552	\$ 195,026	\$ 190,283	\$ 184,009	\$ 179,734	\$ 177,642	\$ 175,422	\$ 169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	40.09 %	29.09 %	34.72 %	35.97 %	31.50 %	33.79 %	33.75 %	39.19 %	33.62 %	32.83 %
Plan fiduciary net position as a percentage of the total pension liability	4.12 %	4.81 %	3.56 %	3.00 %	2.63 %	2.15 %	1.64 %	0.97 %	0.50 %	0.99 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

Note 2: The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Plan's Annual Comprehensive Financial Report.

Note 3: Amounts presented for each fiscal year were determined as of 6/30.

Note 4: The municipal rate used to determine the total pension liability for HIS decreased from 2.21% to 2.16%

City of Port St. Lucie, Florida

**Florida Retirement System
Schedule of Contributions and Related Ratios**

Florida Retirement System (FRS)	2023	2022	2021	2020	2019
Contractually required contributions	\$ 284,118	\$ 131,255	\$ 109,068	\$ 77,365	\$ 68,263
Contributions in relation to the contractually required contributions	(284,118)	(131,255)	(109,068)	(77,365)	(68,263)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 330,390	\$ 302,233	\$ 270,954	\$ 196,399	\$ 191,673
Contributions as a percentage of covered payroll	85.99 %	43.43 %	40.25 %	39.39 %	35.61 %

Health Insurance Subsidy (HIS)	2023	2022	2021	2020	2019
Contractually required contributions	\$ 3,992	\$ 4,624	\$ 4,284	\$ 3,310	\$ 2,974
Contributions in relation to the contractually required contributions	(3,992)	(4,624)	(4,284)	(3,310)	(2,974)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 330,390	\$ 302,233	\$ 270,954	\$ 196,399	\$ 191,673
Contributions as a percentage of covered payroll	1.21 %	1.53 %	1.58 %	1.69 %	1.55 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

**Florida Retirement System
Schedule of Contributions and Related Ratios**

Florida Retirement System (FRS)	2018	2017	2016	2015	2014
Contractually required contributions	\$ 73,897.00	\$ 64,243.00	\$ 62,281.00	\$ 61,650.00	\$ 60,418.00
Contributions in relation to the contractually required contributions	(73,897.00)	(64,243.00)	(62,281.00)	(61,650.00)	(60,418.00)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 185,367.00	\$ 181,076.00	\$ 178,967.00	\$ 176,701.00	\$ 170,566.00
Contributions as a percentage of covered payroll	39.87 %	35.48 %	34.80 %	34.89 %	35.42 %

Health Insurance Subsidy (HIS)	2018	2017	2016	2015	2014
Contractually required contributions	\$ 3,185.00	\$ 3,002.00	\$ 3,062.00	\$ 2,210.00	\$ 2,314.00
Contributions in relation to the contractually required contributions	(3,185.00)	(3,002.00)	(3,062.00)	(2,210.00)	(2,314.00)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 185,367.00	\$ 181,076.00	\$ 178,967.00	\$ 176,701.00	\$ 170,566.00
Contributions as a percentage of covered payroll	1.72 %	1.66 %	1.71 %	1.25 %	1.36 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

Other Post Employment Benefits Trust Fund
Schedule of Changes in Net OPEB Liability and Related Ratios

	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability							
Service cost	\$ 405,233	\$ 396,120	\$ 430,370	\$ 439,160	\$ 511,755	\$ 500,907	\$ 971,028
Interest	3,038,698	2,976,567	2,355,184	2,490,282	1,976,780	2,007,817	2,366,665
Change in assumptions	2,393,017	-	1,910,361	-	(1,155,879)	-	7,763,903
Changes of benefit terms	-	-	-	-	-	-	-
Differences between expected and actual experience	8,506,296	(83,035)	6,254,550	(3,604,486)	7,009,368	(1,943,901)	(15,843,718)
Benefit payments, including refunds of employee contributions	(2,494,656)	(2,330,486)	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in total OPEB liability	<u>11,848,588</u>	<u>959,166</u>	<u>9,192,630</u>	<u>(1,426,505)</u>	<u>7,232,179</u>	<u>(366,460)</u>	<u>(5,582,742)</u>
Total OPEB liability - beginning	<u>44,230,965</u>	<u>43,271,799</u>	<u>34,079,169</u>	<u>35,505,674</u>	<u>28,273,495</u>	<u>28,639,955</u>	<u>34,222,697</u>
Total OPEB liability - ending (a)	<u>\$ 56,079,553</u>	<u>\$ 44,230,965</u>	<u>\$ 43,271,799</u>	<u>\$ 34,079,169</u>	<u>\$ 35,505,674</u>	<u>\$ 28,273,495</u>	<u>\$ 28,639,955</u>
Plan Fiduciary Net Pension							
Contributions - city	\$ 2,494,656	\$ 2,330,486	\$ 3,621,536	\$ 2,600,469	\$ 2,848,960	\$ 1,651,283	\$ 1,600,620
Contributions - employee	-	-	-	-	-	-	-
Net investment income	3,126,710	(4,634,648)	4,057,339	2,334,664	991,703	1,331,739	1,322,358
Benefit payments, including refunds of employee contributions	(2,494,656)	(2,330,486)	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in plan fiduciary net position	<u>3,126,710</u>	<u>(4,634,648)</u>	<u>5,921,040</u>	<u>4,183,672</u>	<u>2,730,818</u>	<u>2,051,739</u>	<u>2,082,358</u>
Plan fiduciary net position - beginning	<u>23,938,982</u>	<u>28,573,630</u>	<u>22,652,590</u>	<u>18,468,918</u>	<u>15,738,100</u>	<u>13,686,361</u>	<u>11,604,003</u>
Plan fiduciary net position - ending (b)	<u>\$ 27,065,692</u>	<u>\$ 23,938,982</u>	<u>\$ 28,573,630</u>	<u>\$ 22,652,590</u>	<u>\$ 18,468,918</u>	<u>\$ 15,738,100</u>	<u>\$ 13,686,361</u>
Net OPEB liability - ending (a) - (b)	<u>\$ 29,013,861</u>	<u>\$ 20,291,983</u>	<u>\$ 14,698,169</u>	<u>\$ 11,426,579</u>	<u>\$ 17,036,756</u>	<u>\$ 12,535,395</u>	<u>\$ 42,326,316</u>
Plan fiduciary net position as a % of the total OPEB liability	48.3 %	54.1 %	66.0 %	66.5 %	52.0 %	55.7 %	47.8 %
Covered-employee payroll	\$ 81,661,043	\$ 70,308,780	\$ 68,095,671	\$ 62,141,982	\$ 60,185,939	\$ 54,739,433	\$ 53,016,400
Net pension liability as a % of covered employee payroll	35.5 %	28.9 %	21.6 %	18.4 %	28.3 %	22.9 %	28.2 %

FY 2021/22 covered payroll is estimated based on FY 20/21 payroll increased by the general wage inflation (3.25%)

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

Other Post Employment Benefits Trust Fund
Schedule of Changes in Net OPEB Liability and Related Ratios

Notes to Schedule:

Changes of assumptions in 2017:

Actuarial cost method updated from Projected Unit Credit to Entry Age Normal. Payroll growth updated to most recent FRS actuarial valuation of June 30, 2016. Mortality table updated from RP-2000 Combined Mortality Table to SOA RPH-2-014 Total dataset Mortality Table. Percentage of retirees that are assumed to elect spousal coverage at retirement updated from 50% to 10%. Health Insurance Subsidy election rate for future retirees updated from 35% to 40% before age 65 and from 17.5% to 20% after age 65.

Changes in assumptions in 2018:

Health care trend rates updated to an initial rate of 8.5% decreasing by 0.5% annually to an ultimate rate of 5.0%. Dental and vision trend rates updated to an initial rate of 4.25% decreasing by 0.25% annually to an ultimate rate of 3.5%.

Changes of assumptions in 2019:

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Changes of assumptions in 2020:

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Changes of assumptions in 2021:

Health care trend rates updated to an initial rate of 7.50% decreasing from an ultimate rate of 8%. HIS trend rates updated to an initial rate of 7.34% decreasing from an ultimate rate of 7.83%.

Changes of assumptions in 2022:

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

**Other Post Employment Benefits Trust Fund
Schedule of Required Contributions**

	2023	2022	2021	2020	2019
Actuarially determined contribution (ADC)	\$ 2,153,109	\$ 2,330,486	\$ 1,757,835	\$ 1,857,522	\$ 1,557,761
Contributions in relation to the ADC	2,494,656	2,330,486	3,621,536	2,600,469	2,848,960
Contribution deficiency (excess)	\$ (341,547)	\$ -	\$ (1,863,701)	\$ (742,947)	\$ (1,291,199)
Covered-employee payroll	\$ 81,661,043	\$ 70,308,780	\$ 68,095,671	\$ 62,141,982	\$ 60,185,939
Contributions as a percentage of covered employee payroll	3.05 %	3.31 %	5.32 %	4.18 %	4.73 %

Note: information prior to fiscal year 2014 is not available.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available

City of Port St. Lucie, Florida

**Other Post Employment Benefits Trust Fund
Schedule of Required Contributions**

	2018	2017	2016	2015	2014
Actuarially determined contribution (ADC)	\$ 1,741,027	\$ 2,261,886	\$ 2,687,958	\$ 1,541,210	\$ 1,538,791
Contributions in relation to the ADC	1,651,283	1,600,620	2,086,609	1,617,361	1,767,900
Contribution deficiency (excess)	<u>\$ 89,744</u>	<u>\$ 661,266</u>	<u>\$ 601,349</u>	<u>\$ (76,151)</u>	<u>\$ (229,109)</u>
Covered-employee payroll	\$ 54,739,433	\$ 53,016,400	\$ 49,992,602	\$ 47,880,443	\$ 46,524,996
Contributions as a percentage of covered employee payroll	3.02 %	3.02 %	4.17 %	3.38 %	3.80 %

Note: information prior to fiscal year 2014 is not available.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available

City of Port St. Lucie, Florida

Other Post Employment Benefits Trust Fund
Schedule of Investment Returns

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Annual money-weighted rate of return, net of investment expense	7.57 %	7.56 %	3.30 %	5.44 %	3.36 %	9.05 %	10.63 %	10.31 %	0.61 %	11.68 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available.

**COMBINING STATEMENTS AND
SCHEDULES**



PORT ST. LUCIE
HEART OF THE TREASURE COAST

NONMAJOR GOVERNMENT FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

The City maintains the following Special Revenue Funds:

Road and Bridge Fund - to account for expenditures associated with the maintenance and repair of the City's roads, bridges and right of way. Revenues are provided by gas taxes, an assignment of ad valorem taxes, charges for services and interfund transfers.

Mobility Fee Fund - to account for the receipt of mobility fees authorized by Ordinance 22-87. Proceeds must be used for the acquisition of land and construction of major capital infrastructure improvements.

Street Lighting Fund - to account for expenditures of residential street lighting districts. Revenues are provided by assessments on all benefiting properties as authorized by Ordinance 09-64.

Law Enforcement Impact Fee Fund - to account for the receipt of law enforcement impact fees authorized by Ordinance 89-134 (as amended by Ordinance 13-27 and Ordinance 23-26). Proceeds must be used for expenditures associated with law enforcement capital improvements and capital needs of new police officers required as a result of community growth.

Governmental Finance Corporation Fund - to account for revenues and expenditures associated with the not-for-profit corporation established to assist the City in acquiring and constructing various governmental projects consisting of real and /or personal property.

Building Department Fund - Section 553.80(7), Florida Statutes, requires all revenues and expenditures associated with the protective inspections provided by the building department to be accounted for in a separate fund.

Water & Sewer Assessment Collection Fund - SAD I, Phase I - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase I.

Water & Sewer Assessment Collection Fund - SAD I, Phase II - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase II.

Water & Sewer Assessment Collection Fund - USA 3-4 - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 3-4.

Water & Sewer Assessment Collection Fund - USA 5-6-7A - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 5-6-7A.

Water & Sewer Assessment Collection Fund - USA 9 - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District USA 9.

Neighborhood Services Fund - to account for general capital and non-capital improvements in specific areas of the city. Funding is provided by recycling revenues and rebates received from the city's waste disposal contractor.

South Lennard Road Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of roadway, drainage and water and sewer extensions and improvements in the South Lennard Road project.

River Point Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the River Point Special Assessment District project.

Tesoro Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities, communications, public safety, re-use irrigation and water and sewer extensions and improvements within the Tesoro Special Assessment District project.

Glassman Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Glassman Special Assessment District project.

East Lake Village Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the East Lake Village Special Assessment District project.

St. Lucie Land Holding Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the St. Lucie Land Holding Special Assessment District project.

City Center Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the City Center Special Assessment District project.

Peacock and Lowry Combined Special Assessment District Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Peacock and Lowry Combined Special Assessment District project.

Economic Development Fund - to account for developer contributions dedicated to expenditures associated with development that stimulates the economy.

Wyndcrest DDMG Fund - to account for the lease payments from Digital Domain Media Group pledged for the payment of principal and interest on the 2010 Lease Revenue Bonds.

Community Development Block Grant (CDBG) Entitlement Fund - to account for the revenues and expenditures of the Federal Community Development Block Grant Funds which are used for the purpose of financing services and improvements beneficial to the moderate-to-low income earners of the community.

Local Housing Assistance Trust Fund - to account for the proceeds and expenditures of the funds provided by the State of Florida under the State Housing Initiative Partnership (SHIP) program. The source of these funds is from the documentary stamp tax and is used to provide financing for affordable housing to individuals in certain income ranges to assist in making repairs to their homes or in purchasing a new or existing home.

Neighborhood Stabilization Program NSP I and NSP III Grant Funds - to account for Federal Grant program revenues and expenditures to acquire, rehabilitate, demolish and redevelop foreclosed and abandoned residential properties in order to help stabilize neighborhoods.

National Pollution NPDES Fund - to account for the revenues and expenditures to comply with the state and federal regulation placed upon the City by EPA with the clean water act.

Public Building Impact Fee Fund - to account for public building impact fees authorized by Ordinance 06-64 (as amended by Ordinance 13-24). Proceeds must be used for expenditures associated with public building capital improvements and infrastructure needs to serve those public buildings.

Law Enforcement Trust Fund - to account for revenues from confiscated property in accordance with the "Florida Contraband Forfeiture Act" and expenditures for the support of special crime fighting activities.

Conservation Trust Fund - to account for revenues from developers as required by Ordinance 92-30 (as amended by Ordinance 96-90) and interest income used for conservation programs of the City.

DEBT SERVICE FUND

The *Debt Service Fund* is used to account for and report the accumulation of resources that are restricted, committed, or assigned for, and the payment of general long-term debt principal and interest.

The City maintains the following Debt Service Fund:

Debt Service Fund - to account for the revenues derived from the voter-approved ad valorem tax levy for the payment of principal and interest on the General Obligation Bonds, Series 2005, 2006 and 2014. Proceeds of the Bonds were used to construct the Crosstown Parkway, a six-lane east-west corridor in the City.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

The City maintains the following Capital Projects Funds:

Parks Capital Improvement Fund - to account for the receipt of parks and recreation impact fees authorized by Ordinance 05-86 (as amended by Ordinance 13-25 and Ordinance 23-27). Proceeds must be used for the acquisition of land and construction of major capital parks improvements.

Capital Improvement Fund - to account for the revenues and expenditures associated with general major capital improvements and acquisitions. The funding resources include general tax revenue, interest income, bond proceeds, and transfers from other funds.

Road and Bridge Capital Improvement Fund - to account for revenues and expenditures associated with major road and culvert improvements, including the annual street resurfacing program. The funding resources include general tax revenues, interest income, and transfers from other funds.

Parks MSTU Capital Improvement Fund - to account for the use of specific voter approved ad- valorem taxes and expenditures associated with the Parks and Recreation improvement projects.

Half-Cent Sales Tax Capital Improvement Fund - to account for the use of specific voter approved sales taxes and expenditures associated with street, repaving, and sidewalk improvement projects.

Crosstown Parkway Fund - to account for the expenditures associated with the acquisition of land and construction of the Crosstown Parkway. Funding is provided by the issuance of ad valorem tax supported bonds and federal and state grants.

City of Port St. Lucie, Florida

Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2023

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	\$ 111,604,048	\$ 9,586,456	\$ 71,964,671	\$ 193,155,175
Current receivables	20,761,085	-	-	20,761,085
Due from other funds	26,616	-	-	26,616
Due from other governments	2,070,585	-	3,838,436	5,909,021
Prepaid items	13,288	-	-	13,288
Inventories	19,744,904	-	-	19,744,904
Restricted Assets	1,323,194	852	50,442,268	51,766,314
Total assets	<u>\$ 155,543,720</u>	<u>\$ 9,587,308</u>	<u>\$ 126,245,375</u>	<u>\$ 291,376,403</u>
Liabilities, Deferred Inflows, and Fund Balances				
Liabilities				
Accounts payable	\$ 5,148,582	\$ -	\$ 6,526,708	\$ 11,675,290
Accrued salaries and wages	246,582	-	-	246,582
Due to other funds	366,000	-	-	366,000
Due to other governments	59,470	-	-	59,470
Unearned revenue	1,637,586	-	376	1,637,962
Deposits payable	2,793,256	-	-	2,793,256
Retainage payable	10,047	-	1,824,353	1,834,400
Total liabilities	<u>10,261,523</u>	<u>-</u>	<u>8,351,437</u>	<u>18,612,960</u>
Deferred Inflows				
Unavailable revenue	22,507,117	-	630,311	23,137,428
Total deferred inflows	<u>22,507,117</u>	<u>-</u>	<u>630,311</u>	<u>23,137,428</u>
Fund Balances				
Nonspendable	19,758,192	-	-	19,758,192
Restricted	87,605,243	9,587,308	68,831,493	166,024,044
Committed	15,411,645	-	48,432,134	63,843,779
Total fund balances	<u>122,775,080</u>	<u>9,587,308</u>	<u>117,263,627</u>	<u>249,626,015</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 155,543,720</u>	<u>\$ 9,587,308</u>	<u>\$ 126,245,375</u>	<u>\$ 291,376,403</u>

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Governmental Funds
 For the Year Ended September 30, 2023

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
Revenues				
Taxes	\$ 12,458,279	\$ 8,950,671	\$ 18,068,501	\$ 39,477,451
Permits, Fees, and Special Assessments	13,710,324	-	-	13,710,324
Intergovernmental	6,132,457	-	4,084,688	10,217,145
Charges for services	9,904,501	-	-	9,904,501
Fines and forfeitures	220,738	-	-	220,738
Investment income				
Net change in fair value of investment	364,398	31,109	217,269	612,776
Interest	3,347,855	362,550	3,723,647	7,434,052
Impact fees	12,601,007	-	3,675,934	16,276,941
Other	1,325,130	-	22,960	1,348,090
Total revenues	<u>60,064,689</u>	<u>9,344,330</u>	<u>29,792,999</u>	<u>99,202,018</u>
Expenditures				
Current				
Public safety	11,278,868	-	-	11,278,868
Physical environment	164,285	-	-	164,285
Transportation	16,850,277	339,129	6,705,349	23,894,755
Economic environment	11,508,171	-	-	11,508,171
Human services	3,548,775	-	-	3,548,775
Culture and recreation	-	-	3,483,324	3,483,324
Capital outlay	1,969,669	-	40,942,884	42,912,553
Debt Service				
Principal	6,985,497	-	-	6,985,497
Interest	932,055	3,481,874	-	4,413,929
Total expenditures	<u>53,237,597</u>	<u>3,821,003</u>	<u>51,131,557</u>	<u>108,190,157</u>
Excess (deficiency) of revenues over expenditures	<u>6,827,092</u>	<u>5,523,327</u>	<u>(21,338,558)</u>	<u>(8,988,139)</u>
Other financing sources (uses)				
Transfers in - Governmental	3,632,539	-	37,617,853	41,250,392
Transfers out	(18,323,799)	(105,742)	(6,379,435)	(24,808,976)
Proceeds from sale of assets	10,019,922	-	-	10,019,922
Proceeds from issuance of debt	-	44,199,537	-	44,199,537
Payment to Escrow Agent	-	(48,705,000)	-	(48,705,000)
Total other financing sources (uses)	<u>(4,671,338)</u>	<u>(4,611,205)</u>	<u>31,238,418</u>	<u>21,955,875</u>
Net change in fund balances	<u>2,155,754</u>	<u>912,122</u>	<u>9,899,860</u>	<u>12,967,736</u>
Fund balances, beginning of year	<u>120,619,326</u>	<u>8,675,186</u>	<u>107,363,767</u>	<u>236,658,279</u>
Fund balances, end of year	<u>\$ 122,775,080</u>	<u>\$ 9,587,308</u>	<u>\$ 117,263,627</u>	<u>\$ 249,626,015</u>

City of Port St. Lucie, Florida

Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2023

	Road and Bridge Fund	Mobility Fee Fund	Street Lighting Fund	Law Enforcement Impact Fee Fund	Governmental Finance Corporation Fund	Building Department Fund
Assets						
Equity in pooled cash and investments	\$ 9,082,245	\$ 10,397,823	\$ 19,064	\$ 1,888,802	\$ 17,987,274	\$ 41,216,080
Current receivables	21,300	-	-	-	19,072	-
Due from other funds	26,218	-	-	-	-	-
Due from other governments	1,185,206	-	1,922	-	-	-
Prepaid items	11,761	-	-	-	-	1,398
Inventories	-	-	-	-	19,744,904	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 10,326,730</u>	<u>\$ 10,397,823</u>	<u>\$ 20,986</u>	<u>\$ 1,888,802</u>	<u>\$ 37,751,250</u>	<u>\$ 41,217,478</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ 1,079,311	\$ 2,481	\$ 3,092	\$ 29,646	\$ 12,000	\$ 3,677,228
Accrued salaries and wages	107,223	-	-	-	-	131,404
Due to other funds	-	-	-	-	-	-
Due to other governments	669	-	-	-	-	58,801
Unearned revenue	-	-	-	-	-	5,590
Deposits payable	177,329	-	-	-	2,582,701	-
Retainage payable	-	-	-	-	-	1
Total liabilities	<u>1,364,532</u>	<u>2,481</u>	<u>3,092</u>	<u>29,646</u>	<u>2,594,701</u>	<u>3,873,024</u>
Deferred Inflows						
Unavailable revenue	21,300	-	-	-	-	-
Total deferred inflows	<u>21,300</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances						
Nonspendable	11,761	-	-	-	19,744,904	1,398
Restricted	8,929,137	10,395,342	17,894	1,859,156	-	37,343,056
Committed	-	-	-	-	15,411,645	-
Total fund balances	<u>8,940,898</u>	<u>10,395,342</u>	<u>17,894</u>	<u>1,859,156</u>	<u>35,156,549</u>	<u>37,344,454</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 10,326,730</u>	<u>\$ 10,397,823</u>	<u>\$ 20,986</u>	<u>\$ 1,888,802</u>	<u>\$ 37,751,250</u>	<u>\$ 41,217,478</u>

City of Port St. Lucie, Florida

Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2023

	Phase I	Phase II	USA 3 and 4	USA 5 6 7A	USA 9	Neighborhood Services Fund
Assets						
Equity in pooled cash and investments	\$ 62,643	\$ 192,811	\$ 394,521	\$ 5,619,809	\$ 887,048	\$ 572,039
Current receivables	-	15,207	64,896	29,199	545,429	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	10	-	1,789	-
Prepaid items	-	-	-	-	-	129
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	-	-	-
Total assets	\$ 62,643	\$ 208,018	\$ 459,427	\$ 5,649,008	\$ 1,434,266	\$ 572,168
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,297
Accrued salaries and wages	-	-	-	-	-	1,665
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	49,962
Deferred Inflows						
Unavailable revenue	-	15,207	64,896	29,199	545,429	-
Total deferred inflows	-	15,207	64,896	29,199	545,429	-
Fund Balances						
Nonspendable	-	-	-	-	-	129
Restricted	62,643	192,811	394,531	5,619,809	888,837	522,077
Committed	-	-	-	-	-	-
Total fund balances	62,643	192,811	394,531	5,619,809	888,837	522,206
Total liabilities, deferred inflows, and fund balances	\$ 62,643	\$ 208,018	\$ 459,427	\$ 5,649,008	\$ 1,434,266	\$ 572,168

City of Port St. Lucie, Florida

Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2023

	S Lennard Rd	Riverpoint	Tesoro	Glassman	East Lake Village Fund	St Lucie Land Holding
Assets						
Equity in pooled cash and investments	\$ 10,600	\$ 1,188,437	\$ 176,581	\$ 567,478	\$ 1,355,844	\$ 1,983,528
Current receivables	-	-	-	111,780	-	3,524,328
Due from other funds	-	-	-	-	-	-
Due from other governments	-	2,509	109	14,308	2,259	42,600
Prepaid items	-	-	-	-	-	-
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	-	-	-
Total assets	\$ 10,600	\$ 1,190,946	\$ 176,690	\$ 693,566	\$ 1,358,103	\$ 5,550,456
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,205
Accrued salaries and wages	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	6,205
Deferred Inflows						
Unavailable revenue	-	-	-	111,780	-	3,524,328
Total deferred inflows	-	-	-	111,780	-	3,524,328
Fund Balances						
Nonspendable	-	-	-	-	-	-
Restricted	10,600	1,190,946	176,690	581,786	1,358,103	2,019,923
Committed	-	-	-	-	-	-
Total fund balances	10,600	1,190,946	176,690	581,786	1,358,103	2,019,923
Total liabilities, deferred inflows, and fund balances	\$ 10,600	\$ 1,190,946	\$ 176,690	\$ 693,566	\$ 1,358,103	\$ 5,550,456

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2023**

	<u>City Center Fund</u>	<u>Peacock and Lowry Combined Fund</u>	<u>Economic Development Fund</u>	<u>Wyndcrest DDMG Fund</u>	<u>CDBG Entitlement Fund</u>	<u>Local Housing Assistance Trust Fund</u>
Assets						
Equity in pooled cash and investments	\$ 156,537	\$ 386,736	\$ 1,822,091	\$ 529,830	\$ 116	\$ 7,243,896
Current receivables	15,032,343	1,047,780	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	7,398	1,204	-	-	811,271	-
Prepaid items	-	-	-	-	-	-
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	1,323,194	-	-
Total assets	\$ 15,196,278	\$ 1,435,720	\$ 1,822,091	\$ 1,853,024	\$ 811,387	\$ 7,243,896
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 114,240	\$ 135,072
Accrued salaries and wages	-	-	-	-	1,603	3,126
Due to other funds	-	-	-	-	366,000	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	1,631,996
Deposits payable	-	-	-	-	-	12,326
Retainage payable	-	-	-	-	-	-
Total liabilities	-	-	-	-	481,843	1,782,520
Deferred Inflows						
Unavailable revenue	15,032,343	1,047,780	-	-	65,356	2,049,499
Total deferred inflows	15,032,343	1,047,780	-	-	65,356	2,049,499
Fund Balances						
Nonspendable	-	-	-	-	-	-
Restricted	163,935	387,940	1,822,091	1,853,024	264,188	3,411,877
Committed	-	-	-	-	-	-
Total fund balances	163,935	387,940	1,822,091	1,853,024	264,188	3,411,877
Total liabilities, deferred inflows, and fund balances	\$ 15,196,278	\$ 1,435,720	\$ 1,822,091	\$ 1,853,024	\$ 811,387	\$ 7,243,896

City of Port St. Lucie, Florida

Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2023

	Neighborhood Stabilization Program Funds	National Pollution NPDES Fund	Public Building Impact Fee Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Total Nonmajor Special Revenue Funds
Assets						
Equity in pooled cash and investments	\$ 632,979	\$ 287,956	\$ 5,711,279	\$ 113,012	\$ 1,116,989	\$ 111,604,048
Current receivables	349,751	-	-	-	-	20,761,085
Due from other funds	-	398	-	-	-	26,616
Due from other governments	-	-	-	-	-	2,070,585
Prepaid items	-	-	-	-	-	13,288
Inventories	-	-	-	-	-	19,744,904
Restricted Assets	-	-	-	-	-	1,323,194
Total assets	<u>\$ 982,730</u>	<u>\$ 288,354</u>	<u>\$ 5,711,279</u>	<u>\$ 113,012</u>	<u>\$ 1,116,989</u>	<u>\$ 155,543,720</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ 52	\$ 3,828	\$ 516	\$ 719	\$ 35,895	\$ 5,148,582
Accrued salaries and wages	121	1,440	-	-	-	246,582
Due to other funds	-	-	-	-	-	366,000
Due to other governments	-	-	-	-	-	59,470
Unearned revenue	-	-	-	-	-	1,637,586
Deposits payable	-	-	-	20,900	-	2,793,256
Retainage payable	10,046	-	-	-	-	10,047
Total liabilities	<u>10,219</u>	<u>5,268</u>	<u>516</u>	<u>21,619</u>	<u>35,895</u>	<u>10,261,523</u>
Deferred Inflows						
Unavailable revenue	-	-	-	-	-	22,507,117
Total deferred inflows	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,507,117</u>
Fund Balances						
Nonspendable	-	-	-	-	-	19,758,192
Restricted	972,511	283,086	5,710,763	91,393	1,081,094	87,605,243
Committed	-	-	-	-	-	15,411,645
Total fund balances	<u>972,511</u>	<u>283,086</u>	<u>5,710,763</u>	<u>91,393</u>	<u>1,081,094</u>	<u>122,775,080</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 982,730</u>	<u>\$ 288,354</u>	<u>\$ 5,711,279</u>	<u>\$ 113,012</u>	<u>\$ 1,116,989</u>	<u>\$ 155,543,720</u>

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Special Revenue Funds
 For the Year Ended September 30, 2023

	Road and Bridge Fund	Mobility Fee Fund	Street Lighting Fund	Law Enforcement Impact Fee Fund	Governmental Finance Corporation Fund	Building Department Fund
Revenues						
Taxes	\$ 12,458,279	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, Fees, and Special Assessments	-	-	-	-	-	13,710,324
Intergovernmental	2,354,667	-	-	-	-	2,183
Charges for services	2,946,757	-	471,575	-	-	363,878
Fines and forfeitures	-	-	-	-	-	156,993
Investment income						
Net change in fair value of investment	28,274	35,136	40	6,253	54,406	136,213
Interest	286,730	327,130	4,579	51,157	430,151	1,158,179
Impact fees	-	10,136,355	-	1,143,900	-	-
Other	517,039	-	-	-	175,576	230,767
Total revenues	18,591,746	10,498,621	476,194	1,201,310	660,133	15,758,537
Expenditures						
Current						
Public safety	-	-	-	604,878	-	10,618,402
Physical environment	-	-	-	-	-	-
Transportation	16,224,680	-	488,063	-	-	-
Economic environment	-	-	-	-	11,506,921	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	181,576	-	-	668,215	-	77,274
Debt Service						
Principal	-	-	-	-	-	10,497
Interest	-	-	-	-	-	68
Total expenditures	16,406,256	-	488,063	1,273,093	11,506,921	10,706,241
Excess (deficiency) of revenues over expenditures	2,185,490	10,498,621	(11,869)	(71,783)	(10,846,788)	5,052,296
Other financing sources (uses)						
Transfers in - Governmental	-	-	-	-	3,632,539	-
Transfers out	(1,628,722)	(7,433,000)	-	-	(1,530,418)	(1,254,562)
Proceeds from sale of assets	-	-	-	-	10,019,922	-
Total other financing sources (uses)	(1,628,722)	(7,433,000)	-	-	12,122,043	(1,254,562)
Net change in fund balances	556,768	3,065,621	(11,869)	(71,783)	1,275,255	3,797,734
Fund balances, beginning of year	8,384,130	7,329,721	29,763	1,930,939	33,881,294	33,546,720
Fund balances, end of year	\$ 8,940,898	\$ 10,395,342	\$ 17,894	\$ 1,859,156	\$ 35,156,549	\$ 37,344,454

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Special Revenue Funds
 For the Year Ended September 30, 2023

	Phase I	Phase II	USA 3 and 4	USA 5 6 7A	USA 9	Neighborhood Services Fund
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, Fees, and Special Assessments	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	2,548	92	293,651	82,667
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	205	629	1,280	18,237	2,880	3,810
Interest	-	-	18,761	176,551	24,009	48,883
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total revenues	205	629	22,589	194,880	320,540	135,360
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	-	-	41	1	4,702	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	832,131
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total expenditures	-	-	41	1	4,702	832,131
Excess (deficiency) of revenues over expenditures	205	629	22,548	194,879	315,838	(696,771)
Other financing sources (uses)						
Transfers in - Governmental	-	-	-	-	-	-
Transfers out	(5,513)	(206,731)	(381,704)	(927,561)	(4,088)	(741,495)
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	(5,513)	(206,731)	(381,704)	(927,561)	(4,088)	(741,495)
Net change in fund balances	(5,308)	(206,102)	(359,156)	(732,682)	311,750	(1,438,266)
Fund balances, beginning of year	67,951	398,913	753,687	6,352,491	577,087	1,960,472
Fund balances, end of year	\$ 62,643	\$ 192,811	\$ 394,531	\$ 5,619,809	\$ 888,837	\$ 522,206

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Special Revenue Funds
 For the Year Ended September 30, 2023

	S Lennard Rd	Riverpoint	Tesoro	Glassman	East Lake Village Fund	St Lucie Land Holding
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, Fees, and Special Assessments	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	615,603	26,703	808,690	554,244	1,204,270
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	34	3,857	573	1,867	4,400	6,521
Interest	2,909	53,080	4,739	57,682	46,401	155,363
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total revenues	<u>2,943</u>	<u>672,540</u>	<u>32,015</u>	<u>868,239</u>	<u>605,045</u>	<u>1,366,154</u>
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	-	9,857	425	12,950	10,242	19,967
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	515,000	5,435,000
Interest	-	-	-	-	23,819	250,544
Total expenditures	<u>-</u>	<u>9,857</u>	<u>425</u>	<u>12,950</u>	<u>549,061</u>	<u>5,705,511</u>
Excess (deficiency) of revenues over expenditures	<u>2,943</u>	<u>662,683</u>	<u>31,590</u>	<u>855,289</u>	<u>55,984</u>	<u>(4,339,357)</u>
Other financing sources (uses)						
Transfers in - Governmental	-	-	-	-	-	-
Transfers out	(129,274)	(1,206,847)	(15,714)	(2,188,914)	(4,894)	(7,264)
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	<u>(129,274)</u>	<u>(1,206,847)</u>	<u>(15,714)</u>	<u>(2,188,914)</u>	<u>(4,894)</u>	<u>(7,264)</u>
Net change in fund balances	<u>(126,331)</u>	<u>(544,164)</u>	<u>15,876</u>	<u>(1,333,625)</u>	<u>51,090</u>	<u>(4,346,621)</u>
Fund balances, beginning of year	<u>136,931</u>	<u>1,735,110</u>	<u>160,814</u>	<u>1,915,411</u>	<u>1,307,013</u>	<u>6,366,544</u>
Fund balances, end of year	<u>\$ 10,600</u>	<u>\$ 1,190,946</u>	<u>\$ 176,690</u>	<u>\$ 581,786</u>	<u>\$ 1,358,103</u>	<u>\$ 2,019,923</u>

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Special Revenue Funds
 For the Year Ended September 30, 2023

	City Center Fund	Peacock and Lowry Combined Fund	Economic Development Fund	Wyndcrest DDMG Fund	CDBG Entitlement Fund	Local Housing Assistance Trust Fund
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, Fees, and Special Assessments	-	-	-	-	-	-
Intergovernmental	-	-	-	-	1,477,958	2,097,421
Charges for services	1,814,962	295,343	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	508	1,255	5,913	6,045	-	23,230
Interest	28,627	20,952	50,778	-	-	198,550
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	42,127	350,170
Total revenues	1,844,097	317,550	56,691	6,045	1,520,085	2,669,371
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	29,581	4,729	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	579,170	2,089,742
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	1,042,604	-
Debt Service						
Principal	1,025,000	-	-	-	-	-
Interest	657,624	-	-	-	-	-
Total expenditures	1,712,205	4,729	-	-	1,621,774	2,089,742
Excess (deficiency) of revenues over expenditures	131,892	312,821	56,691	6,045	(101,689)	579,629
Other financing sources (uses)						
Transfers in - Governmental	-	-	-	-	-	-
Transfers out	(68,654)	(553,762)	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	(68,654)	(553,762)	-	-	-	-
Net change in fund balances	63,238	(240,941)	56,691	6,045	(101,689)	579,629
Fund balances, beginning of year	100,697	628,881	1,765,400	1,846,979	365,877	2,832,248
Fund balances, end of year	\$ 163,935	\$ 387,940	\$ 1,822,091	\$ 1,853,024	\$ 264,188	\$ 3,411,877

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Special Revenue Funds
 For the Year Ended September 30, 2023

	Neighborhood Stabilization Program Funds	National Pollution NPDES Fund	Public Building Impact Fee Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Total Nonmajor Special Revenue Funds
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,458,279
Permits, Fees, and Special Assessments	-	-	-	-	-	13,710,324
Intergovernmental	200,228	-	-	-	-	6,132,457
Charges for services	-	176,832	-	-	246,686	9,904,501
Fines and forfeitures	-	-	-	63,745	-	220,738
Investment income						
Net change in fair value of investment	2,053	921	18,791	232	835	364,398
Interest	17,833	7,740	142,207	1,804	33,060	3,347,855
Impact fees	-	-	1,320,752	-	-	12,601,007
Other	-	-	-	9,451	-	1,325,130
Total revenues	220,114	185,493	1,481,750	75,232	280,581	60,064,689
Expenditures						
Current						
Public safety	-	-	-	55,588	-	11,278,868
Physical environment	-	-	-	-	71,790	164,285
Transportation	-	137,534	-	-	-	16,850,277
Economic environment	-	-	1,250	-	-	11,508,171
Human services	47,732	-	-	-	-	3,548,775
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	1,969,669
Debt Service						
Principal	-	-	-	-	-	6,985,497
Interest	-	-	-	-	-	932,055
Total expenditures	47,732	137,534	1,250	55,588	71,790	53,237,597
Excess (deficiency) of revenues over expenditures	172,382	47,959	1,480,500	19,644	208,791	6,827,092
Other financing sources (uses)						
Transfers in - Governmental	-	-	-	-	-	3,632,539
Transfers out	-	(24,278)	-	(10,404)	-	(18,323,799)
Proceeds from sale of assets	-	-	-	-	-	10,019,922
Total other financing sources (uses)	-	(24,278)	-	(10,404)	-	(4,671,338)
Net change in fund balances	172,382	23,681	1,480,500	9,240	208,791	2,155,754
Fund balances, beginning of year	800,129	259,405	4,230,263	82,153	872,303	120,619,326
Fund balances, end of year	\$ 972,511	\$ 283,086	\$ 5,710,763	\$ 91,393	\$ 1,081,094	\$ 122,775,080

City of Port St. Lucie, Florida

Balance Sheet
Nonmajor Debt Service Fund
September 30, 2023

	Debt Service Fund
Assets	
Equity in pooled cash and investments	\$ 9,586,456
Restricted Assets	852
Total assets	<u>\$ 9,587,308</u>
Liabilities, Deferred Inflows, and Fund Balances	
Liabilities	
Total liabilities	<u>-</u>
Deferred Inflows	
Total deferred inflows	<u>-</u>
Fund Balances	
Restricted	<u>9,587,308</u>
Total fund balances	<u>9,587,308</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 9,587,308</u>

City of Port St. Lucie, Florida

Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Debt Service Fund
 For the Year Ended September 30, 2023

	Debt Service Fund
Revenues	
Taxes	\$ 8,950,671
Investment income	
Net change in fair value of investment	31,109
Interest	362,550
Other	-
Total revenues	<u>9,344,330</u>
Current	
Current	
Transportation	339,129
Culture and recreation	-
Debt Service	
Interest	<u>3,481,874</u>
Total current	<u>3,821,003</u>
Excess (deficiency) of revenues over expenditures	<u>5,523,327</u>
Other financing sources (uses)	
Transfers out	(105,742)
Proceeds from issuance of debt	44,199,537
Payment to Escrow Agent	<u>(48,705,000)</u>
Total other financing sources (uses)	<u>(4,611,205)</u>
Net change in fund balances	912,122
Fund balances, beginning of year	<u>8,675,186</u>
Fund balances, end of year	<u>\$ 9,587,308</u>

City of Port St. Lucie, Florida

Combining Balance Sheet
 Nonmajor Capital Project Funds
 September 30, 2023

	Parks Capital Improvement Fund	Capital Improvement Fund	Road and Bridge Capital Improvement Fund	Parks MSTU Capital Improvement Fund	Half Cent Sales Tax	Crosstown Parkway Fund	Total Nonmajor Capital Project Funds
Assets							
Equity in pooled cash and investments	\$ 18,895,007	\$ 36,288,149	\$ 11,165,087	\$ 1,971,162	\$ 3,584,725	\$ 60,541	\$ 71,964,671
Due from other governments	-	-	1,422,619	83,491	2,332,326	-	3,838,436
Restricted equity in pooled cash and investments	20,642,113	14,170,865	15,629,290	-	-	-	50,442,268
Total assets	\$ 39,537,120	\$ 50,459,014	\$ 28,216,996	\$ 2,054,653	\$ 5,917,051	\$ 60,541	\$ 126,245,375
Liabilities, Deferred Inflows, and Fund Balances							
Liabilities							
Accounts payable	\$ 222,677	\$ 1,384,708	\$ 2,580,068	\$ -	\$ 2,339,255	\$ -	\$ 6,526,708
Unearned revenue	-	-	376	-	-	-	376
Retainage payable	77,118	642,172	236,586	-	868,477	-	1,824,353
Total liabilities	299,795	2,026,880	2,817,030	-	3,207,732	-	8,351,437
Deferred Inflows							
Unavailable revenue	-	-	630,311	-	-	-	630,311
Total deferred inflows	-	-	630,311	-	-	-	630,311
Fund Balances							
Restricted	39,237,325	-	24,769,655	2,054,653	2,709,319	60,541	68,831,493
Committed	-	48,432,134	-	-	-	-	48,432,134
Total fund balances	39,237,325	48,432,134	24,769,655	2,054,653	2,709,319	60,541	117,263,627
Total liabilities, deferred inflows, and fund balances	\$ 39,537,120	\$ 50,459,014	\$ 28,216,996	\$ 2,054,653	\$ 5,917,051	\$ 60,541	\$ 126,245,375

City of Port St. Lucie, Florida

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
 Nonmajor Capital Project Funds
 For the Year Ended September 30, 2023

	Parks Capital Improvement Fund	Capital Improvement Fund	Road and Bridge Capital Improvement Fund	Parks MSTU Capital Improvement Fund	Half Cent Sales Tax	Crosstown Parkway Fund	Total Nonmajor Capital Project Funds
Revenues							
Taxes	\$ -	\$ -	\$ 5,002,696	\$ -	\$ 13,065,805	\$ -	\$ 18,068,501
Intergovernmental	200,000	-	1,304,990	2,540,004	39,694	-	4,084,688
Investment income							
Net change in fair value of investment	62,184	106,310	34,079	6,397	8,103	196	217,269
Interest	1,260,846	1,247,036	953,239	109,305	151,536	1,685	3,723,647
Impact fees	3,675,934	-	-	-	-	-	3,675,934
Other	-	-	22,277	-	683	-	22,960
Total revenues	<u>5,198,964</u>	<u>1,353,346</u>	<u>7,317,281</u>	<u>2,655,706</u>	<u>13,265,821</u>	<u>1,881</u>	<u>29,792,999</u>
Expenditures							
Current							
Transportation	-	-	6,630,104	-	75,245	-	6,705,349
Culture and recreation	397,278	3,086,046	-	-	-	-	3,483,324
Capital outlay	1,542,370	11,228,903	7,129,235	381,726	20,660,650	-	40,942,884
Total expenditures	<u>1,939,648</u>	<u>14,314,949</u>	<u>13,759,339</u>	<u>381,726</u>	<u>20,735,895</u>	<u>-</u>	<u>51,131,557</u>
Excess (deficiency) of revenues over expenditures	<u>3,259,316</u>	<u>(12,961,603)</u>	<u>(6,442,058)</u>	<u>2,273,980</u>	<u>(7,470,074)</u>	<u>1,881</u>	<u>(21,338,558)</u>
Other financing sources (uses)							
Transfers in - Governmental	6,250,000	22,701,555	6,458,000	-	2,208,298	-	37,617,853
Transfers out	(674,723)	(100,000)	(2,104,712)	(3,500,000)	-	-	(6,379,435)
Total other financing sources (uses)	<u>5,575,277</u>	<u>22,601,555</u>	<u>4,353,288</u>	<u>(3,500,000)</u>	<u>2,208,298</u>	<u>-</u>	<u>31,238,418</u>
Net change in fund balances	<u>8,834,593</u>	<u>9,639,952</u>	<u>(2,088,770)</u>	<u>(1,226,020)</u>	<u>(5,261,776)</u>	<u>1,881</u>	<u>9,899,860</u>
Fund balances, beginning of year	<u>30,402,732</u>	<u>38,792,182</u>	<u>26,858,425</u>	<u>3,280,673</u>	<u>7,971,095</u>	<u>58,660</u>	<u>107,363,767</u>
Fund balances, end of year	<u>\$ 39,237,325</u>	<u>\$ 48,432,134</u>	<u>\$ 24,769,655</u>	<u>\$ 2,054,653</u>	<u>\$ 2,709,319</u>	<u>\$ 60,541</u>	<u>\$ 117,263,627</u>

City of Port St. Lucie, Florida

Nonmajor Debt Service Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Taxes	\$ 8,927,432	\$ 8,950,671	\$ 23,239
Investment income			
Net change in fair value of investment	-	31,109	31,109
Interest	189,527	362,550	173,023
Total revenues	<u>9,116,959</u>	<u>9,344,330</u>	<u>227,371</u>
Expenditures			
Transportation	5,000	339,129	(334,129)
Principal	4,850,000	-	4,850,000
Interest	3,862,836	3,481,874	380,962
Total expenditures	<u>8,717,836</u>	<u>3,821,003</u>	<u>4,896,833</u>
Excess (deficiency) of revenues over (under) expenditures	399,123	5,523,327	5,124,204
Transfers out	(105,742)	(105,742)	-
Proceeds from issuance of debt	-	44,199,537	44,199,537
Payment to Escrow Agent	-	(48,705,000)	(48,705,000)
Total other financing sources (uses)	<u>(105,742)</u>	<u>(4,611,205)</u>	<u>(4,505,463)</u>
Net change in budgetary fund balances	<u>\$ 293,381</u>	<u>\$ 912,122</u>	<u>\$ 618,741</u>

City of Port St. Lucie, Florida

Road and Bridge Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Taxes	\$ 12,437,788	\$ 12,458,279	\$ 20,491
Intergovernmental	1,808,177	2,354,667	546,490
Charges for services	3,847,225	2,946,757	(900,468)
Investment income			
Net change in fair value of investment	-	28,274	28,274
Interest	105,101	286,730	181,629
Other	346,864	517,039	170,175
Total revenues	<u>18,545,155</u>	<u>18,591,746</u>	<u>46,591</u>
Expenditures			
Transportation	17,121,579	16,224,680	896,899
Capital outlay	426,213	181,576	244,637
Total expenditures	<u>17,547,792</u>	<u>16,406,256</u>	<u>1,141,536</u>
Excess (deficiency) of revenues over (under) expenditures	<u>997,363</u>	<u>2,185,490</u>	<u>1,188,127</u>
Transfers out	(1,579,751)	(1,628,722)	(48,971)
Net change in budgetary fund balances	<u>\$ (582,388)</u>	<u>\$ 556,768</u>	<u>\$ 1,139,156</u>

City of Port St. Lucie, Florida

Mobility Fee Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Years Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 35,136	\$ 35,136
Interest	-	327,130	327,130
Impact fees	<u>4,983,000</u>	<u>10,136,355</u>	<u>5,153,355</u>
Total revenues	<u>4,983,000</u>	<u>10,498,621</u>	<u>5,515,621</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenses	4,983,000	10,498,621	5,515,621
Transfers out	<u>(7,433,000)</u>	<u>(7,433,000)</u>	<u>-</u>
Net change in budgetary fund balances	<u>(2,450,000)</u>	<u>3,065,621</u>	<u>5,515,621</u>
Fund balances, end of year	<u>\$ (2,450,000)</u>	<u>\$ 3,065,621</u>	<u>\$ 5,515,621</u>

City of Port St. Lucie, Florida

Street Lighting Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 470,000	\$ 471,575	\$ 1,575
Investment income			
Net change in fair value of investment	-	40	40
Interest	-	4,579	4,579
Total revenues	<u>470,000</u>	<u>476,194</u>	<u>6,194</u>
Expenditures			
Transportation	<u>505,000</u>	<u>488,063</u>	<u>16,937</u>
Total expenditures	<u>505,000</u>	<u>488,063</u>	<u>16,937</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(35,000)</u>	<u>(11,869)</u>	<u>23,131</u>
Net change in budgetary fund balances	<u>\$ (35,000)</u>	<u>\$ (11,869)</u>	<u>\$ 23,131</u>

City of Port St. Lucie, Florida

Law Enforcement Impact Fee Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 6,253	\$ 6,253
Interest	22,849	51,157	28,308
Impact fees	1,221,000	1,143,900	(77,100)
Total revenues	<u>1,243,849</u>	<u>1,201,310</u>	<u>(42,539)</u>
Expenditures			
Public safety	897,150	604,878	292,272
Capital outlay	1,054,972	668,215	386,757
Total expenditures	<u>1,952,122</u>	<u>1,273,093</u>	<u>679,029</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(708,273)</u>	<u>(71,783)</u>	<u>636,490</u>
Net change in budgetary fund balances	<u>\$ (708,273)</u>	<u>\$ (71,783)</u>	<u>\$ 636,490</u>

City of Port St. Lucie, Florida

Governmental Finance Corporation Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 54,406	\$ 54,406
Interest	54,862	430,151	375,289
Other	-	175,576	175,576
Total revenues	<u>54,862</u>	<u>660,133</u>	<u>605,271</u>
Expenditures			
Economic environment	<u>12,068,235</u>	<u>11,506,921</u>	<u>561,314</u>
Total expenditures	<u>12,068,235</u>	<u>11,506,921</u>	<u>561,314</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(12,013,373)</u>	<u>(10,846,788)</u>	<u>1,166,585</u>
Transfers in - Governmental	3,632,539	3,632,539	-
Transfers out	(3,515,465)	(1,530,418)	1,985,047
Proceeds from sale of assets	<u>2,852,650</u>	<u>10,019,922</u>	<u>7,167,272</u>
Total other financing sources (uses)	<u>2,969,724</u>	<u>12,122,043</u>	<u>9,152,319</u>
Net change in budgetary fund balances	<u>\$ (9,043,649)</u>	<u>\$ 1,275,255</u>	<u>\$ 10,318,904</u>

City of Port St. Lucie, Florida

Building Department Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Permits, Fees, and Special Assessments	\$ 16,949,164	\$ 13,710,324	\$ (3,238,840)
Intergovernmental	-	2,183	2,183
Charges for services	412,398	363,878	(48,520)
Fines and forfeitures	267,065	156,993	(110,072)
Investment income			
Net change in fair value of investment	-	136,213	136,213
Interest	693,533	1,158,179	464,646
Other	183,056	230,767	47,711
Total revenues	<u>18,505,216</u>	<u>15,758,537</u>	<u>(2,746,679)</u>
Expenditures			
Public safety	16,988,102	10,618,402	6,369,700
Capital outlay	280,000	77,274	202,726
Principal	-	10,497	(10,497)
Interest	-	68	(68)
Total expenditures	<u>17,268,102</u>	<u>10,706,241</u>	<u>6,561,861</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,237,114</u>	<u>5,052,296</u>	<u>3,815,182</u>
Transfers out	<u>(1,254,563)</u>	<u>(1,254,562)</u>	<u>1</u>
Net change in budgetary fund balances	<u>\$ (17,449)</u>	<u>\$ 3,797,734</u>	<u>\$ 3,815,183</u>

City of Port St. Lucie, Florida

Phase I

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 205	\$ 205
Interest	1,277	-	(1,277)
Total revenues	<u>1,277</u>	<u>205</u>	<u>(1,072)</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	<u>1,277</u>	<u>205</u>	<u>(1,072)</u>
Transfers out	(5,513)	(5,513)	-
Net change in budgetary fund balances	<u>\$ (4,236)</u>	<u>\$ (5,308)</u>	<u>\$ (1,072)</u>

City of Port St. Lucie, Florida

Phase II

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 629	\$ 629
Interest	7,073	-	(7,073)
Total revenues	<u>7,073</u>	<u>629</u>	<u>(6,444)</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	<u>7,073</u>	<u>629</u>	<u>(6,444)</u>
Transfers out	(206,731)	(206,731)	-
Net change in budgetary fund balances	<u>\$ (199,658)</u>	<u>\$ (206,102)</u>	<u>\$ (6,444)</u>

City of Port St. Lucie, Florida

USA 3 and 4

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ -	\$ 2,548	\$ 2,548
Investment income			
Net change in fair value of investment	-	1,280	1,280
Interest	13,678	18,761	5,083
Total revenues	<u>13,678</u>	<u>22,589</u>	<u>8,911</u>
Expenditures			
Physical environment	535	41	494
Total expenditures	<u>535</u>	<u>41</u>	<u>494</u>
Excess (deficiency) of revenues over (under) expenditures	<u>13,143</u>	<u>22,548</u>	<u>9,405</u>
Transfers out	<u>(381,704)</u>	<u>(381,704)</u>	-
Net change in budgetary fund balances	<u>\$ (368,561)</u>	<u>\$ (359,156)</u>	<u>\$ 9,405</u>

City of Port St. Lucie, Florida

USA 5 6 7A

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ -	\$ 92	\$ 92
Investment income			
Net change in fair value of investment	-	18,237	18,237
Interest	110,837	176,551	65,714
Total revenues	<u>110,837</u>	<u>194,880</u>	<u>84,043</u>
Expenditures			
Physical environment	1,070	1	1,069
Total expenditures	<u>1,070</u>	<u>1</u>	<u>1,069</u>
Excess (deficiency) of revenues over (under) expenditures	<u>109,767</u>	<u>194,879</u>	<u>85,112</u>
Transfers out	(927,561)	(927,561)	-
Net change in budgetary fund balances	<u>\$ (817,794)</u>	<u>\$ (732,682)</u>	<u>\$ 85,112</u>

City of Port St. Lucie, Florida

USA 9

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 220,554	\$ 293,651	\$ 73,097
Investment income			
Net change in fair value of investment	-	2,880	2,880
Interest	5,144	24,009	18,865
Total revenues	<u>225,698</u>	<u>320,540</u>	<u>94,842</u>
Expenditures			
Physical environment	5,900	4,702	1,198
Total expenditures	<u>5,900</u>	<u>4,702</u>	<u>1,198</u>
Excess (deficiency) of revenues over (under) expenditures	<u>219,798</u>	<u>315,838</u>	<u>96,040</u>
Transfers out	(4,088)	(4,088)	-
Net change in budgetary fund balances	<u>\$ 215,710</u>	<u>\$ 311,750</u>	<u>\$ 96,040</u>

City of Port St. Lucie, Florida

Neighborhood Services Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 354,142	\$ 82,667	\$ (271,475)
Investment income			
Net change in fair value of investment	-	3,810	3,810
Interest	33,218	48,883	15,665
Other	283,550	-	(283,550)
Total revenues	<u>670,910</u>	<u>135,360</u>	<u>(535,550)</u>
Expenditures			
Human services	<u>945,585</u>	<u>832,131</u>	<u>113,454</u>
Total expenditures	<u>945,585</u>	<u>832,131</u>	<u>113,454</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(274,675)</u>	<u>(696,771)</u>	<u>(422,096)</u>
Transfers out	<u>(773,768)</u>	<u>(741,495)</u>	<u>32,273</u>
Net change in budgetary fund balances	<u>\$ (1,048,443)</u>	<u>\$ (1,438,266)</u>	<u>\$ (389,823)</u>

City of Port St. Lucie, Florida

S Lennard Rd

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 34	\$ 34
Interest	8,865	2,909	(5,956)
Total revenues	<u>8,865</u>	<u>2,943</u>	<u>(5,922)</u>
Expenditures			
Physical environment	5,350	-	5,350
Total expenditures	<u>5,350</u>	<u>-</u>	<u>5,350</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,515</u>	<u>2,943</u>	<u>(572)</u>
Transfers out	(129,274)	(129,274)	-
Net change in budgetary fund balances	<u>\$ (125,759)</u>	<u>\$ (126,331)</u>	<u>\$ (572)</u>

City of Port St. Lucie, Florida

Riverpoint

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 20,000	\$ 615,603	\$ 595,603
Investment income			
Net change in fair value of investment	-	3,857	3,857
Interest	42,517	53,080	10,563
Total revenues	<u>62,517</u>	<u>672,540</u>	<u>610,023</u>
Expenditures			
Physical environment	20,000	9,857	10,143
Total expenditures	<u>20,000</u>	<u>9,857</u>	<u>10,143</u>
Excess (deficiency) of revenues over (under) expenditures	<u>42,517</u>	<u>662,683</u>	<u>620,166</u>
Transfers out	<u>(1,206,847)</u>	<u>(1,206,847)</u>	-
Net change in budgetary fund balances	<u>\$ (1,164,330)</u>	<u>\$ (544,164)</u>	<u>\$ 620,166</u>

City of Port St. Lucie, Florida

Tesoro

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 50,714	\$ 26,703	\$ (24,011)
Investment income			
Net change in fair value of investment	-	573	573
Interest	-	4,739	4,739
Total revenues	<u>50,714</u>	<u>32,015</u>	<u>(18,699)</u>
Expenditures			
Physical environment	<u>35,000</u>	<u>425</u>	<u>34,575</u>
Total expenditures	<u>35,000</u>	<u>425</u>	<u>34,575</u>
Excess (deficiency) of revenues over (under) expenditures	<u>15,714</u>	<u>31,590</u>	<u>15,876</u>
Transfers out	<u>(15,714)</u>	<u>(15,714)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 15,876</u>	<u>\$ 15,876</u>

City of Port St. Lucie, Florida

Glassman

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 860,060	\$ 808,690	\$ (51,370)
Investment income			
Net change in fair value of investment	-	1,867	1,867
Interest	31,193	57,682	26,489
Total revenues	<u>891,253</u>	<u>868,239</u>	<u>(23,014)</u>
Expenditures			
Physical environment	16,050	12,950	3,100
Total expenditures	<u>16,050</u>	<u>12,950</u>	<u>3,100</u>
Excess (deficiency) of revenues over (under) expenditures	<u>875,203</u>	<u>855,289</u>	<u>(19,914)</u>
Transfers out	<u>(2,188,914)</u>	<u>(2,188,914)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ (1,313,711)</u>	<u>\$ (1,333,625)</u>	<u>\$ (19,914)</u>

City of Port St. Lucie, Florida

East Lake Village Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 549,406	\$ 554,244	\$ 4,838
Investment income			
Net change in fair value of investment	-	4,400	4,400
Interest	10,308	46,401	36,093
Total revenues	<u>559,714</u>	<u>605,045</u>	<u>45,331</u>
Expenditures			
Physical environment	16,000	10,242	5,758
Principal	515,000	515,000	-
Interest	23,820	23,819	1
Total expenditures	<u>554,820</u>	<u>549,061</u>	<u>5,759</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,894</u>	<u>55,984</u>	<u>51,090</u>
Transfers out	<u>(4,894)</u>	<u>(4,894)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 51,090</u>	<u>\$ 51,090</u>

City of Port St. Lucie, Florida

St Lucie Land Holding
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 575,942	\$ 1,204,270	\$ 628,328
Investment income			
Net change in fair value of investment	-	6,521	6,521
Interest	52,166	155,363	103,197
Total revenues	<u>628,108</u>	<u>1,366,154</u>	<u>738,046</u>
Expenditures			
Physical environment	5,240,000	19,967	5,220,033
Principal	330,000	5,435,000	(5,105,000)
Interest	250,844	250,544	300
Total expenditures	<u>5,820,844</u>	<u>5,705,511</u>	<u>115,333</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(5,192,736)</u>	<u>(4,339,357)</u>	<u>853,379</u>
Transfers out	<u>(7,264)</u>	<u>(7,264)</u>	-
Net change in budgetary fund balances	<u>\$ (5,200,000)</u>	<u>\$ (4,346,621)</u>	<u>\$ 853,379</u>

City of Port St. Lucie, Florida

City Center Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 1,813,362	\$ 1,814,962	\$ 1,600
Investment income			
Net change in fair value of investment	-	508	508
Interest	-	28,627	28,627
Total revenues	<u>1,813,362</u>	<u>1,844,097</u>	<u>30,735</u>
Expenditures			
Physical environment	36,463	29,581	6,882
Principal	1,025,000	1,025,000	-
Interest	683,245	657,624	25,621
Total expenditures	<u>1,744,708</u>	<u>1,712,205</u>	<u>32,503</u>
Excess (deficiency) of revenues over (under) expenditures	<u>68,654</u>	<u>131,892</u>	<u>63,238</u>
Transfers out	<u>(68,654)</u>	<u>(68,654)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 63,238</u>	<u>\$ 63,238</u>

City of Port St. Lucie, Florida

Peacock and Lowry Combined Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 200,000	\$ 295,343	\$ 95,343
Investment income			
Net change in fair value of investment	-	1,255	1,255
Interest	16,584	20,952	4,368
Total revenues	<u>216,584</u>	<u>317,550</u>	<u>100,966</u>
Expenditures			
Physical environment	12,470	4,729	7,741
Total expenditures	<u>12,470</u>	<u>4,729</u>	<u>7,741</u>
Excess (deficiency) of revenues over (under) expenditures	<u>204,114</u>	<u>312,821</u>	<u>108,707</u>
Transfers out	(553,762)	(553,762)	-
Net change in budgetary fund balances	<u>\$ (349,648)</u>	<u>\$ (240,941)</u>	<u>\$ 108,707</u>

City of Port St. Lucie, Florida

Economic Development Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 5,913	\$ 5,913
Interest	-	50,778	50,778
Total revenues	-	56,691	56,691
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	-	56,691	56,691
Net change in budgetary fund balances	\$ -	\$ 56,691	\$ 56,691

City of Port St. Lucie, Florida

Wyndcrest DDMG Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 6,045	\$ 6,045
Total revenues	<u>-</u>	<u>6,045</u>	<u>6,045</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>6,045</u>	<u>6,045</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 6,045</u>	<u>\$ 6,045</u>

City of Port St. Lucie, Florida

CDBG Entitlement Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,368,900	\$ 1,477,958	\$ 109,058
Other	273	42,127	41,854
Total revenues	<u>1,369,173</u>	<u>1,520,085</u>	<u>150,912</u>
Expenditures			
Human services	2,422,065	579,170	1,842,895
Capital outlay	318,418	1,042,604	(724,186)
Total expenditures	<u>2,740,483</u>	<u>1,621,774</u>	<u>1,118,709</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,371,310)</u>	<u>(101,689)</u>	<u>1,269,621</u>
Net change in budgetary fund balances	<u>\$ (1,371,310)</u>	<u>\$ (101,689)</u>	<u>\$ 1,269,621</u>

City of Port St. Lucie, Florida

Local Housing Assistance Trust Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,070,000	\$ 2,097,421	\$ 1,027,421
Investment income			
Net change in fair value of investment	-	23,230	23,230
Interest	91,350	198,550	107,200
Other	160,000	350,170	190,170
Total revenues	<u>1,321,350</u>	<u>2,669,371</u>	<u>1,348,021</u>
Expenditures			
Human services	<u>3,670,639</u>	<u>2,089,742</u>	<u>1,580,897</u>
Total expenditures	<u>3,670,639</u>	<u>2,089,742</u>	<u>1,580,897</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,349,289)</u>	<u>579,629</u>	<u>2,928,918</u>
Net change in budgetary fund balances	<u>\$ (2,349,289)</u>	<u>\$ 579,629</u>	<u>\$ 2,928,918</u>

City of Port St. Lucie, Florida

Neighborhood Stabilization Program Funds
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 200,228	\$ 200,228
Investment income			
Net change in fair value of investment	-	2,053	2,053
Interest	-	17,833	17,833
Total revenues	<u>-</u>	<u>220,114</u>	<u>220,114</u>
Expenditures			
Human services	<u>1,191,194</u>	<u>47,732</u>	<u>1,143,462</u>
Total expenditures	<u>1,191,194</u>	<u>47,732</u>	<u>1,143,462</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,191,194)</u>	<u>172,382</u>	<u>1,363,576</u>
Net change in budgetary fund balances	<u>\$ (1,191,194)</u>	<u>\$ 172,382</u>	<u>\$ 1,363,576</u>

City of Port St. Lucie, Florida

National Pollution NPDES Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 208,345	\$ 176,832	\$ (31,513)
Investment income			
Net change in fair value of investment	-	921	921
Interest	4,267	7,740	3,473
Total revenues	<u>212,612</u>	<u>185,493</u>	<u>(27,119)</u>
Expenditures			
Transportation	148,759	137,534	11,225
Total expenditures	<u>148,759</u>	<u>137,534</u>	<u>11,225</u>
Excess (deficiency) of revenues over (under) expenditures	<u>63,853</u>	<u>47,959</u>	<u>(15,894)</u>
Transfers out	<u>(24,278)</u>	<u>(24,278)</u>	-
Net change in budgetary fund balances	<u>\$ 39,575</u>	<u>\$ 23,681</u>	<u>\$ (15,894)</u>

City of Port St. Lucie, Florida

Public Building Impact Fee Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Years Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Investment income			
Net change in fair value of investment	\$ -	\$ 18,791	\$ 18,791
Interest	25,000	142,207	117,207
Impact fees	8,900,000	1,320,752	(7,579,248)
Total revenues	<u>8,925,000</u>	<u>1,481,750</u>	<u>(7,443,250)</u>
Expenditures			
Economic environment	1,250	1,250	-
Total expenditures	<u>1,250</u>	<u>1,250</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenses	<u>8,923,750</u>	<u>1,480,500</u>	<u>(7,443,250)</u>
Net change in budgetary fund balances	<u>8,923,750</u>	<u>1,480,500</u>	<u>(7,443,250)</u>
Fund balances, end of year	<u>\$ 8,923,750</u>	<u>\$ 1,480,500</u>	<u>\$ (7,443,250)</u>

City of Port St. Lucie, Florida

Law Enforcement Trust Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Fines and forfeitures	\$ 66,761	\$ 63,745	\$ (3,016)
Investment income			
Net change in fair value of investment	-	232	232
Interest	-	1,804	1,804
Other	-	9,451	9,451
Total revenues	<u>66,761</u>	<u>75,232</u>	<u>8,471</u>
Expenditures			
Public safety	<u>56,357</u>	<u>55,588</u>	<u>769</u>
Total expenditures	<u>56,357</u>	<u>55,588</u>	<u>769</u>
Excess (deficiency) of revenues over (under) expenditures	<u>10,404</u>	<u>19,644</u>	<u>9,240</u>
Transfers out	<u>(10,404)</u>	<u>(10,404)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 9,240</u>	<u>\$ 9,240</u>

City of Port St. Lucie, Florida

Conservation Trust Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Year Ended September 30, 2023

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 66,000	\$ 246,686	\$ 180,686
Investment income			
Net change in fair value of investment	-	835	835
Interest	19,373	33,060	13,687
Total revenues	<u>85,373</u>	<u>280,581</u>	<u>195,208</u>
Expenditures			
Physical environment	170,000	71,790	98,210
Total expenditures	<u>170,000</u>	<u>71,790</u>	<u>98,210</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(84,627)</u>	208,791	293,418
Net change in budgetary fund balances	<u>\$ (84,627)</u>	<u>\$ 208,791</u>	<u>\$ 293,418</u>

City of Port St. Lucie, Florida

Combining Statement of Fiduciary Net Position
Retirement Trust Funds
September 30, 2023

	Municipal Police Officers	Other Post Employment Benefits	Total Retirement Trust Funds
Assets			
Cash and cash equivalents	\$ 2,369,496	\$ 233	\$ 2,369,729
Fixed investments	9,997,086	-	9,997,086
Corporate stocks	38,769,973	-	38,769,973
Corporate bonds	7,255,775	-	7,255,775
US Government obligations	3,361,833	-	3,361,833
Federal agencies	12,118,095	-	12,118,095
Municipal obligations	1,032,378	-	1,032,378
Real estate investments	14,642,021	-	14,642,021
Mutual funds	65,792,623	27,065,692	92,858,315
Accrued investment income	147,314	-	147,314
Prepaid items	3,981	-	3,981
Total assets	<u>\$ 155,490,575</u>	<u>\$ 27,065,925</u>	<u>\$ 182,556,500</u>
Liabilities and Net Position			
Broker deals	126,981	-	126,981
Accounts payable	114,744	-	114,744
DROP payment payable	212,218	-	212,218
Total liabilities	<u>453,943</u>	<u>-</u>	<u>453,943</u>
Net Position			
Employee retirement	<u>155,036,632</u>	<u>27,065,925</u>	<u>182,102,557</u>
Total net position	<u>155,036,632</u>	<u>27,065,925</u>	<u>182,102,557</u>
Total liabilities and net position	<u>\$ 155,490,575</u>	<u>\$ 27,065,925</u>	<u>\$ 182,556,500</u>

City of Port St. Lucie, Florida

Combining Statement of Changes in Fiduciary Net Position
 Retirement Trust Funds
 For the Year Ended September 30, 2023

	Municipal Police Officers	Other Post Employment Benefits	Total
Additions			
Contributions			
City	\$ 4,812,348	\$ 2,494,656	\$ 7,307,004
State	2,256,083	-	2,256,083
Employee	2,492,711	-	2,492,711
Total contributions	<u>9,561,142</u>	<u>2,494,656</u>	<u>12,055,798</u>
Investment Income			
Net increase in fair value of investments	12,388,407	3,126,710	15,515,117
Interest and dividends	3,118,088	-	3,118,088
Total investment income	15,506,495	3,126,710	18,633,205
Investment expense	(328,046)	-	(328,046)
Total additions	<u>24,739,591</u>	<u>5,621,366</u>	<u>30,360,957</u>
Deductions			
Benefit payments	7,211,328	2,494,656	9,705,984
Administrative costs and charges	297,784	-	297,784
Refunds	108,985	-	108,985
Total deductions	<u>7,618,097</u>	<u>2,494,656</u>	<u>10,112,753</u>
Change in net position	17,121,494	3,126,710	20,248,204
Net position, beginning of year	<u>137,915,138</u>	<u>23,939,215</u>	<u>161,854,353</u>
Net position, end of year	<u>\$ 155,036,632</u>	<u>\$ 27,065,925</u>	<u>\$ 182,102,557</u>

STATISTICAL SECTION



PORT ST. LUCIE
HEART OF THE TREASURE COAST

Statistical Section

This part of the City of Port St Lucie annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

City of Port St. Lucie, Florida

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2023	2022	2021	2020	2019
Governmental activities					
Net investment in capital assets	\$ 502,428,474	\$ 487,156,244	\$ 435,559,487	\$ 376,242,912	\$ 371,420,795
Restricted					
Debt services	154,395,494	160,979,244	173,204,777	183,620,521	189,334,752
Capital projects	50,798,571	46,410,681	27,332,496	35,439,353	32,114,578
Transportation	46,863,994	50,589,289	26,179,032	21,094,763	19,412,067
Protective inspections	37,343,056	33,545,322	26,325,490	19,001,428	15,831,263
Housing assistance	4,648,576	3,335,606	3,196,431	2,468,884	2,197,225
Economic environment	12,022,211	6,263,976	19,378,780	11,185,220	-
Other purposes	3,854,700	5,134,906	4,899,793	4,347,934	1,405,161
Unrestricted	63,866,488	35,069,923	70,795,419	64,228,928	55,015,466
Total governmental activities net position	<u>\$ 876,221,564</u>	<u>\$ 828,485,191</u>	<u>\$ 786,871,705</u>	<u>\$ 717,629,943</u>	<u>\$ 686,731,307</u>
Business-type activities					
Net investment in capital assets	\$ 386,898,037	\$ 314,583,414	\$ 317,156,683	\$ 275,315,037	\$ 246,423,971
Restricted					
Debt Service	29,961,341	37,960,263	3,142,587	4,948,386	10,344,970
Capital Projects	43,489,076	52,688,078	46,013,092	35,399,660	27,364,080
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	135,234,422	117,824,158	105,197,113	81,426,132	70,528,649
Total business-type activities net position	<u>\$ 595,675,110</u>	<u>\$ 523,148,147</u>	<u>\$ 471,601,709</u>	<u>\$ 397,181,449</u>	<u>\$ 354,753,904</u>
Primary government					
Net investment in capital assets	\$ 889,326,511	\$ 801,739,658	\$ 752,716,170	\$ 651,557,949	\$ 617,844,766
Restricted					
Debt services	184,356,835	198,939,507	176,347,364	188,568,907	199,679,722
Capital projects	94,287,647	99,098,759	73,345,588	70,839,013	59,478,658
Transportation	46,863,994	50,589,289	26,179,032	21,094,763	19,412,067
Protective inspections	37,343,056	33,545,322	26,325,490	19,001,428	15,831,263
Housing assistance	4,648,576	3,335,606	3,196,431	2,468,884	2,197,225
Economic environment	12,022,211	6,263,976	19,378,780	11,185,220	-
Other purposes	3,854,700	5,134,906	4,899,793	4,347,934	1,405,161
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	199,100,910	152,894,081	175,992,532	145,655,060	125,544,115
Total governmental activities program revenues	<u>\$ 1,471,896,674</u>	<u>\$ 1,351,633,338</u>	<u>\$ 1,258,473,414</u>	<u>\$ 1,114,811,392</u>	<u>\$ 1,041,485,211</u>

NOTE: Starting with the 2015 CAFR, all prior years Net Investment In Capital Assets lines have been adjusted to eliminate the inclusion of accreted interest.

City of Port St. Lucie, Florida

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2018	2017	2016	2015	2014
Governmental activities					
Net investment in capital assets	\$ 352,634,371	\$ 322,655,075	\$ 281,318,910	\$ 255,743,942	\$ 255,304,871
Restricted					
Debt services	205,921,841	214,708,990	259,381,015	295,775,596	305,565,798
Capital projects	49,029,018	56,562,714	54,426,329	38,043,669	13,598,379
Transportation	-	6,318,018	6,289,563	5,960,239	-
Protective inspections	13,597,411	10,388,946	9,181,046	6,240,371	-
Housing assistance	2,616,696	2,778,561	3,177,525	2,532,547	-
Economic environment	1,992,717	15,030,993	3,000,830	2,981,962	-
Other purposes	14,239,439	6,262,671	5,363,746	5,608,957	43,038,297
Unrestricted	(2,170,593)	(68,213,156)	(46,619,467)	(47,491,125)	21,690,787
Total governmental activities net position	<u>\$ 637,860,900</u>	<u>\$ 566,492,812</u>	<u>\$ 575,519,497</u>	<u>\$ 565,396,158</u>	<u>\$ 639,198,132</u>
Business-type activities					
Net investment in capital assets	\$ 225,938,288	\$ 233,881,814	\$ 235,995,905	\$ 242,874,624	\$ 253,807,847
Restricted					
Debt Service	11,144,892	6,483,080	6,411,390	11,643,043	1,503,252
Capital Projects	33,124,890	21,430,984	18,742,470	13,064,965	16,831,540
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	51,124,277	48,442,302	49,680,890	40,384,501	36,919,201
Total business-type activities net position	<u>\$ 321,424,581</u>	<u>\$ 310,330,414</u>	<u>\$ 310,922,889</u>	<u>\$ 308,059,367</u>	<u>\$ 309,154,074</u>
Primary government					
Net investment in capital assets	\$ 578,572,659	\$ 556,536,889	\$ 517,314,815	\$ 498,618,566	\$ 509,112,718
Restricted					
Debt services	217,066,733	221,192,070	265,792,405	307,418,639	307,069,050
Capital projects	82,153,908	77,993,698	73,168,799	51,108,634	30,429,919
Transportation	-	6,318,018	6,289,563	5,960,239	-
Protective inspections	13,597,411	10,388,946	9,181,046	6,240,371	-
Housing assistance	2,616,696	2,778,561	3,177,525	2,532,547	-
Economic environment	1,992,717	15,030,993	3,000,830	2,981,962	-
Other purposes	14,239,439	6,262,671	5,363,746	5,608,957	43,038,297
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	48,953,684	(19,770,854)	3,061,423	(7,106,624)	58,609,988
Total governmental activities program revenues	<u>\$ 959,285,481</u>	<u>\$ 876,823,226</u>	<u>\$ 886,442,386</u>	<u>\$ 873,455,525</u>	<u>\$ 948,352,206</u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Expenditures					
Governmental activities					
General government	\$ 45,861,565	\$ 29,629,418	\$ 26,771,140	\$ 22,665,180	\$ 21,901,294
Public safety	77,549,555	63,916,110	56,850,551	58,589,098	54,881,911
Physical environment	35,489,547	34,388,888	21,647,804	20,433,804	18,792,667
Transportation	45,791,510	37,053,597	35,719,181	33,793,038	25,974,214
Economic environment	17,120,437	20,836,579	15,413,901	10,452,895	9,525,823
Human services	6,248,548	7,696,391	8,059,120	4,856,341	3,962,662
Culture and recreation	25,371,727	21,633,784	20,082,418	20,181,750	18,849,670
Debt service - interest	11,822,603	15,948,274	13,772,587	14,429,692	16,552,602
Total governmental activities	<u>265,255,492</u>	<u>231,103,041</u>	<u>198,316,702</u>	<u>185,401,798</u>	<u>170,440,843</u>
Business-type activities					
Utility system	104,297,035	96,362,819	86,087,243	85,165,871	81,877,917
Stormwater utility	24,766,581	26,546,559	24,229,649	23,071,630	22,770,841
Golf course	2,232,952	1,901,668	1,833,569	1,729,219	1,778,394
Total business-type activities	<u>131,296,568</u>	<u>124,811,046</u>	<u>112,150,461</u>	<u>109,966,720</u>	<u>106,427,152</u>
Total primary government expenditures	<u>\$ 396,552,060</u>	<u>\$ 355,914,087</u>	<u>\$ 310,467,163</u>	<u>\$ 295,368,518</u>	<u>\$ 276,867,995</u>
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 3,850,306	\$ 4,237,816	\$ 5,227,967	\$ 2,844,611	\$ 2,734,335
Public safety	16,256,293	21,945,379	19,593,342	13,621,819	13,010,530
Physical environment	36,730,712	30,352,394	28,462,714	24,395,779	30,806,604
Transportation	3,686,059	2,118,542	1,664,240	1,314,180	3,960,542
Economic environment	9,649	67,336	15,048	30,964	137,750
Human services	260,104	576,223	568,580	541,464	51,744
Culture and recreation	2,716,319	2,328,169	1,666,789	1,935,351	4,518,877
Operating grants and contributions	14,154,842	9,617,494	13,368,051	9,626,036	4,957,356
Capital grants, contributions and restricted int	17,821,625	27,341,963	54,343,798	15,869,581	20,618,218
Total governmental activities program revenues	<u>95,485,909</u>	<u>98,585,316</u>	<u>124,910,529</u>	<u>70,179,785</u>	<u>80,795,956</u>
Business-type activities					
Charges for services					
Utility system	103,038,701	96,454,132	89,325,901	83,747,433	77,109,074
Stormwater utility	25,534,779	26,844,247	26,004,360	24,542,171	23,675,557
Golf course	1,994,504	2,241,749	1,827,128	1,484,260	1,527,999
Operating grants and contributions	544,289	1,848,871	2,044,941	738,269	800,037
Capital grants, contributions and restricted int	67,555,072	58,086,971	58,004,645	44,265,695	36,002,447
Total business-type activities program revenues	<u>198,667,345</u>	<u>185,475,970</u>	<u>177,206,975</u>	<u>154,777,828</u>	<u>139,115,114</u>
Total primary government program revenues	<u>\$ 294,153,254</u>	<u>\$ 284,061,286</u>	<u>\$ 302,117,504</u>	<u>\$ 224,957,613</u>	<u>\$ 219,911,070</u>
Net (expenditure)/revenue					
Governmental activities	\$ (169,769,583)	\$ (132,517,725)	\$ (73,406,173)	\$ (115,222,013)	\$ (89,644,887)
Business-type activities	67,370,777	60,664,924	65,056,514	44,811,108	32,687,962
Total primary government net expenditure	<u>\$ (102,398,806)</u>	<u>\$ (71,852,801)</u>	<u>\$ (8,349,659)</u>	<u>\$ (70,410,905)</u>	<u>\$ (56,956,925)</u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Expenditures					
Governmental activities					
General government	\$ 19,548,119	\$ 19,262,405	\$ 16,729,323	\$ 13,966,787	\$ 13,424,100
Public safety	53,318,868	50,403,218	47,096,752	43,376,647	41,287,967
Physical environment	18,941,202	40,848,525	18,128,226	30,514,196	1,030,775
Transportation	33,658,002	32,961,563	37,055,390	29,347,883	29,324,982
Economic environment	8,409,053	14,516,362	12,273,393	66,827,661	6,903,010
Human services	1,248,190	1,156,793	1,085,086	1,182,502	1,296,439
Culture and recreation	17,176,893	14,123,356	12,769,172	11,605,930	10,770,040
Debt service - interest	12,239,304	13,575,313	20,425,051	21,433,349	22,072,391
Total governmental activities	<u>164,539,631</u>	<u>186,847,535</u>	<u>165,562,393</u>	<u>218,254,955</u>	<u>126,109,704</u>
Business-type activities					
Utility system	87,773,899	79,676,615	83,379,982	83,138,529	83,622,536
Stormwater utility	22,370,166	22,313,572	20,161,789	20,615,230	19,840,640
Golf course	1,891,771	1,826,357	1,832,693	1,822,513	1,768,281
Total business-type activities	<u>112,035,836</u>	<u>103,816,544</u>	<u>105,374,464</u>	<u>105,576,272</u>	<u>105,231,457</u>
Total primary government expenditures	<u>\$ 276,575,467</u>	<u>\$ 290,664,079</u>	<u>\$ 270,936,857</u>	<u>\$ 323,831,227</u>	<u>\$ 231,341,161</u>
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 3,775,680	\$ 2,274,296	\$ 1,884,681	\$ 1,732,289	\$ 1,924,496
Public safety	12,412,115	10,192,150	9,918,761	7,980,414	7,695,188
Physical environment	30,632,602	30,624,284	35,593,498	36,877,466	17,800,074
Transportation	4,474,742	3,014,814	4,159,559	4,196,944	1,951,179
Economic environment	209,807	3,484,472	3,505,338	1,626,405	53,834
Human services	51,135	48,870	61,886	78,460	100,829
Culture and recreation	4,292,661	3,148,521	3,433,301	3,296,044	2,097,655
Operating grants and contributions	4,251,681	4,182,472	3,786,495	3,451,813	2,864,469
Capital grants, contributions and restricted int	22,999,428	18,981,881	9,851,341	11,135,140	2,501,351
Total governmental activities program revenues	<u>83,099,851</u>	<u>75,951,760</u>	<u>72,194,860</u>	<u>70,374,975</u>	<u>36,989,075</u>
Business-type activities					
Charges for services					
Utility system	72,767,625	70,751,728	69,401,985	66,615,111	64,789,627
Stormwater utility	23,422,661	22,311,000	21,241,907	20,721,062	20,318,181
Golf course	1,525,214	1,592,256	1,614,495	1,711,940	1,471,527
Operating grants and contributions	13,098	-	15,000	43,674	3,708,476
Capital grants, contributions and restricted int	24,893,487	15,820,783	13,290,354	10,215,344	6,277,976
Total business-type activities program revenues	<u>122,622,085</u>	<u>110,475,767</u>	<u>105,563,741</u>	<u>99,307,131</u>	<u>96,565,787</u>
Total primary government program revenues	<u>\$ 205,721,936</u>	<u>\$ 186,427,527</u>	<u>\$ 177,758,601</u>	<u>\$ 169,682,106</u>	<u>\$ 133,554,862</u>
Net (expenditure)/revenue					
Governmental activities	\$ (81,439,779)	\$ (110,895,775)	\$ (93,367,533)	\$ (147,879,980)	\$ (89,120,629)
Business-type activities	10,586,249	6,659,223	189,277	(6,269,141)	(8,665,670)
Total primary government net expenditure	<u>\$ (70,853,530)</u>	<u>\$ (104,236,552)</u>	<u>\$ (93,178,256)</u>	<u>\$ (154,149,121)</u>	<u>\$ (97,786,299)</u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Governmental activities:					
Taxes					
Property taxes	\$ 85,491,021	\$ 74,483,225	\$ 69,685,637	\$ 65,328,420	\$ 60,801,707
Franchise and utility taxes	34,653,280	29,762,758	26,435,820	24,814,455	24,320,736
Communications service tax	5,849,256	5,533,117	5,117,309	4,889,792	4,778,502
Local business tax	2,178,121	2,079,231	2,139,910	2,054,518	2,030,504
Sales tax	26,216,830	25,147,442	20,633,072	16,821,881	14,032,808
State revenue sharing - unrestricted	17,502,341	16,421,611	13,571,747	11,352,277	6,040,623
Local option gas tax	5,002,696	4,637,582	4,346,035	3,959,019	10,544,228
Insurance premium tax	2,256,083	1,869,997	1,659,851	1,646,819	1,569,087
Interest	10,967,781	(6,712,996)	301,409	3,794,703	4,557,240
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	24,393,768	17,490,802	7,349,748	6,588,074	6,346,273
Transfers	2,994,779	3,418,443	(8,592,603)	4,870,691	3,493,586
Total governmental activities	<u>217,505,956</u>	<u>174,131,212</u>	<u>142,647,935</u>	<u>146,120,649</u>	<u>138,515,294</u>
Business-type activities					
Interest	8,061,775	(6,269,368)	195,940	2,244,332	3,760,370
Miscellaneous	89,190	569,325	575,203	242,796	374,577
Transfers	(2,994,779)	(3,418,443)	8,592,603	(4,870,691)	(3,493,586)
Total business-type activities	<u>5,156,186</u>	<u>(9,118,486)</u>	<u>9,363,746</u>	<u>(2,383,563)</u>	<u>641,361</u>
Total primary government	<u>\$ 222,662,142</u>	<u>\$ 165,012,726</u>	<u>\$ 152,011,681</u>	<u>\$ 143,737,086</u>	<u>\$ 139,156,655</u>
Change in Net Position					
Governmental activities	\$ 47,736,373	\$ 41,613,487	\$ 69,241,762	\$ 30,898,636	\$ 48,870,407
Business-type activities	72,526,963	51,546,438	74,420,260	-	14,265,072
Total primary government	<u>\$ 120,263,336</u>	<u>\$ 93,159,925</u>	<u>\$ 143,662,022</u>	<u>\$ 30,898,636</u>	<u>\$ 63,135,479</u>

	2018	2017	2016	2015	2014
Governmental activities:					
Taxes					
Property taxes	\$ 56,102,941	\$ 51,158,614	\$ 47,389,333	\$ 38,247,228	\$ 36,339,440
Franchise and utility taxes	22,978,502	22,223,228	21,339,457	21,054,005	20,287,539
Communications service tax	4,967,361	4,975,531	5,129,850	5,378,563	5,407,176
Local business tax	2,010,299	1,910,943	1,851,734	1,666,789	1,571,717
Sales tax	8,096,469	7,368,151	6,817,675	6,483,062	6,039,906
State revenue sharing - unrestricted	5,684,964	5,389,689	4,837,191	4,586,750	4,003,809
Local option gas tax	10,222,601	9,820,740	9,684,589	9,009,096	8,471,573
Insurance premium tax	1,439,785	1,296,741	1,247,468	1,082,037	1,026,902
Interest	1,276,096	1,546,657	977,119	1,136,378	561,573
Gain on sale of capital assets	-	-	-	(455,894)	-
Miscellaneous	39,030,821	17,052,072	5,395,106	4,419,845	3,770,030
Transfers	(1,845,056)	(1,521,451)	(1,178,650)	(3,617,260)	(1,876,909)
Total governmental activities	<u>149,964,783</u>	<u>121,220,915</u>	<u>103,490,872</u>	<u>88,990,599</u>	<u>85,602,756</u>
Business-type activities					
Interest	1,660,439	1,827,095	1,495,595	1,557,174	1,356,260
Miscellaneous	173,328	-	-	-	-
Transfers	1,845,056	1,521,451	1,178,650	3,617,260	1,876,909
Total business-type activities	<u>3,678,823</u>	<u>3,348,546</u>	<u>2,674,245</u>	<u>5,174,434</u>	<u>3,233,169</u>
Total primary government	<u>\$ 153,643,606</u>	<u>\$ 124,569,461</u>	<u>\$ 106,165,117</u>	<u>\$ 94,165,033</u>	<u>\$ 88,835,925</u>
Change in Net Position					
Governmental activities	\$ 68,525,004	\$ 10,325,140	\$ 10,123,339	\$ (58,889,381)	\$ (3,517,873)
Business-type activities	14,265,072	10,007,769	2,863,522	(1,094,707)	(5,432,501)
Total primary government	<u>\$ 82,790,076</u>	<u>\$ 20,332,909</u>	<u>\$ 12,986,861</u>	<u>\$ (59,984,088)</u>	<u>\$ (8,950,374)</u>

City of Port St. Lucie, Florida

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2023	2022	2021	2020	2019
General Fund					
Nonspendable	\$ 296,453	\$ 172,090	\$ 895,938	\$ 182,359	\$ 97,143
Committed	19,080,731	6,000,150	3,936,632	2,779,169	2,806,480
Assigned	3,587,515	3,029,742	4,026,800	2,425,406	-
Unassigned	42,723,753	53,627,497	97,756,641	39,898,532	31,655,831
Total general fund	<u>\$ 65,688,452</u>	<u>\$ 62,829,479</u>	<u>\$ 106,616,011</u>	<u>\$ 45,285,466</u>	<u>\$ 34,559,454</u>
All Other Governmental Funds					
Nonspendable	\$ 19,758,192	\$ 24,023,508	\$ 28,033,378	\$ 30,749,500	\$ 31,526,857
Restricted	182,506,610	175,091,151	133,624,142	117,418,652	88,139,539
Committed	63,843,779	49,326,885	14,556,071	7,398,226	25,980,290
Assigned	-	-	-	-	-
Unassigned	(7,429,865)	(4,474,012)	-	-	-
Total all other governmental funds	<u>258,678,716</u>	<u>243,967,532</u>	<u>176,213,591</u>	<u>155,566,378</u>	<u>145,646,686</u>
Total governmental funds	<u>\$ 324,367,168</u>	<u>\$ 306,797,011</u>	<u>\$ 282,829,602</u>	<u>\$ 200,851,844</u>	<u>\$ 180,206,140</u>

City of Port St. Lucie, Florida

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2018	2017	2016	2015	2014
General Fund					
Nonspendable	\$ 151,128	\$ 218,834	\$ 191,445	\$ 178,607	\$ 166,999
Committed	1,479,894	2,519,112	187,401	58,312	42,146
Assigned	-	173,907	117,051	84,721	4,467,046
Unassigned	28,146,763	18,687,358	29,305,353	25,458,921	18,187,927
Total general fund	<u>\$ 29,777,785</u>	<u>\$ 21,599,211</u>	<u>\$ 29,801,250</u>	<u>\$ 25,780,561</u>	<u>\$ 22,864,118</u>
All Other Governmental Funds					
Nonspendable	\$ 31,584,133	\$ 14,206	\$ 14,345	\$ 11,323	\$ 13,077
Restricted	82,193,183	76,476,749	72,910,220	78,348,839	76,452,719
Committed	19,178,740	11,935,010	8,909,718	6,821,412	5,842,013
Assigned	-	14,953,893	17,330,451	12,071,781	11,748,970
Unassigned	(932)	-	(2,730)	(5,127)	-
Total all other governmental funds	<u>132,955,124</u>	<u>103,379,858</u>	<u>99,162,004</u>	<u>97,248,228</u>	<u>94,056,779</u>
Total governmental funds	<u>\$ 162,732,909</u>	<u>\$ 124,979,069</u>	<u>\$ 128,963,254</u>	<u>\$ 123,028,789</u>	<u>\$ 116,920,897</u>

City of Port St. Lucie, Florida

**Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	2023	2022	2021	2020	2019
Revenues					
Taxes	\$ 150,483,970	\$ 96,867,588	\$ 90,505,120	\$ 85,461,617	\$ 80,474,997
Permits, Fees, and Special Assessments	29,183,983	33,483,485	28,837,043	22,399,903	20,909,047
Intergovernmental	28,939,733	59,307,841	56,285,233	46,618,703	58,264,302
Charges for services	54,354,587	49,100,794	46,052,436	42,309,965	40,152,181
Human services fees	-	-	-	-	-
Fines and forfeitures	1,401,859	1,437,770	1,517,990	1,513,050	1,789,251
Investment income					
Net change in fair value of investment	775,853	(8,704,138)	-	-	-
Interest income	9,982,723	1,980,189	288,477	3,592,288	4,504,288
Interest on special assessments	-	-	-	-	-
Impact fees	16,276,941	28,243,674	25,594,289	14,313,224	13,207,429
Developers Contributions	-	-	-	-	-
Other	4,358,075	3,846,146	4,088,037	4,149,716	6,187,995
Total revenues	<u>295,757,724</u>	<u>265,563,349</u>	<u>253,168,625</u>	<u>220,358,466</u>	<u>225,489,490</u>
Expenditures					
Current					
General government	37,442,275	28,593,480	26,289,061	22,828,572	21,470,489
Public safety	71,811,511	64,140,987	59,872,104	57,932,782	57,186,085
Physical environment	34,872,465	33,455,790	21,145,698	20,314,510	18,709,214
Transportation	23,980,946	16,240,751	15,520,868	14,982,974	49,931,569
Economic environment	14,423,879	18,007,237	12,745,841	8,156,385	8,230,255
Human services	6,244,051	7,665,046	8,584,099	4,869,705	3,990,343
Culture and recreation	21,733,537	17,148,648	16,962,371	17,405,183	18,232,071
Capital Outlay	46,410,761	26,339,742	23,247,398	28,909,236	-
Principal	20,961,140	36,594,532	22,121,737	20,156,737	18,871,768
Interest	13,708,100	16,268,122	14,754,952	15,516,204	17,363,107
Total expenditures	<u>291,588,665</u>	<u>264,454,335</u>	<u>221,244,129</u>	<u>211,072,288</u>	<u>213,984,901</u>
Excess (deficiency) of revenue over (under) expenditures	<u>4,169,059</u>	<u>1,109,014</u>	<u>31,924,496</u>	<u>9,286,178</u>	<u>11,504,589</u>
Other Financing Sources (Uses)					
Transfer In	60,827,304	103,599,465	31,320,706	19,103,857	27,728,204
Transfer Out	(57,759,008)	(100,113,936)	(39,784,806)	(14,168,664)	(24,170,116)
Proceeds from Sale of Assets	10,401,648	19,366,591	8,150,735	6,368,292	2,005,695
Capital Leases	-	6,275	-	-	-
Issuance of Debt	48,636,154	-	54,406,630	-	54,360,024
Premium on Issuance of Debt	-	-	-	-	-
Inventory Contribution	-	-	-	56,041	-
Payments to Escrow Agent	(48,705,000)	-	(4,040,000)	-	(53,955,165)
Total other financing sources (uses)	<u>13,401,098</u>	<u>22,858,395</u>	<u>50,053,265</u>	<u>11,359,526</u>	<u>5,968,642</u>
Net change in fund balances	<u>\$ 17,570,157</u>	<u>\$ 23,967,409</u>	<u>\$ 81,977,761</u>	<u>\$ 20,645,704</u>	<u>\$ 17,473,231</u>
Debt services as a percentage of non-capital expenditures	14.14 %	22.20 %	18.62 %	19.58 %	16.93 %

City of Port St. Lucie, Florida

**Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues					
Taxes	\$ 75,094,507	\$ 69,728,447	\$ 65,730,532	\$ 56,092,766	\$ 53,676,014
Permits, Fees, and Special Assessments	20,169,455	16,634,939	16,576,124	14,866,090	13,498,879
Intergovernmental	55,965,001	47,107,772	38,874,481	27,552,696	25,013,772
Charges for services	45,210,292	52,598,248	54,419,081	49,109,473	32,573,400
Human services fees	51,135	48,870	61,886	78,460	100,829
Fines and forfeitures	1,321,259	1,401,918	2,275,034	2,400,496	2,974,283
Investment income					
Net change in fair value of investment	-	-	-	-	-
Interest income	1,276,096	1,546,657	970,966	1,136,378	561,573
Interest on special assessments	4,592	-	6,153	-	-
Impact fees	12,377,309	8,323,840	6,955,207	5,140,466	4,048,056
Developers Contributions	81,724	124,126	76,828	92,030	53,388
Other	2,761,931	3,044,655	4,153,471	2,890,988	2,324,218
Total revenues	<u>214,313,301</u>	<u>200,559,472</u>	<u>190,099,763</u>	<u>159,359,843</u>	<u>134,824,412</u>
Expenditures					
Current					
General government	13,966,732	16,130,414	10,911,222	10,179,367	9,736,915
Public safety	54,905,623	55,709,096	45,564,571	43,019,715	41,849,736
Physical environment	18,373,558	18,358,971	18,838,042	17,692,425	422,095
Transportation	57,251,395	40,514,133	25,343,943	28,059,537	19,756,039
Economic environment	9,859,368	14,689,586	12,216,119	5,911,487	4,692,918
Human services	1,674,827	1,497,279	1,204,125	1,092,235	1,298,293
Culture and recreation	21,375,515	15,537,534	14,331,630	15,615,951	16,186,300
Capital Outlay	-	-	-	-	-
Principal	21,486,768	30,285,000	33,105,000	23,895,000	37,030,000
Interest	13,601,496	14,317,617	20,586,274	21,938,411	22,164,463
Total expenditures	<u>212,495,282</u>	<u>207,039,630</u>	<u>182,100,926</u>	<u>167,404,128</u>	<u>153,136,759</u>
Excess (deficiency) of revenue over (under) expenditures	<u>1,818,019</u>	<u>(6,480,158)</u>	<u>7,998,837</u>	<u>(8,044,285)</u>	<u>(18,312,347)</u>
Other Financing Sources (Uses)					
Transfer In	9,839,084	11,273,555	13,816,227	7,234,069	14,792,189
Transfer Out	(11,684,140)	(12,794,496)	(15,994,367)	(10,593,853)	(16,669,098)
Proceeds from Sale of Assets	1,886,805	1,800,000	6,356,406	17,730,108	2,726,570
Capital Leases	-	1,284,187	-	-	-
Issuance of Debt	-	90,295,000	165,155,000	-	116,701,922
Premium on Issuance of Debt	-	6,202,434	8,678,986	-	-
Inventory Contribution	31,766,800	-	-	-	-
Payments to Escrow Agent	-	(95,564,707)	(180,076,624)	(218,147)	(80,835,080)
Total other financing sources (uses)	<u>31,808,549</u>	<u>2,495,973</u>	<u>(2,064,372)</u>	<u>14,152,177</u>	<u>36,716,503</u>
Net change in fund balances	<u>\$ 33,626,568</u>	<u>\$ (3,984,185)</u>	<u>\$ 5,934,465</u>	<u>\$ 6,107,892</u>	<u>\$ 18,404,156</u>
Debt services as a percentage of non-capital expenditures	16.51 %	21.54 %	29.48 %	27.38 %	38.65 %

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

City of Port St. Lucie, Florida

**Assessed Value of Taxable Property
Last Ten Fiscal Years**

Tax Roll Year	Real Property	Personal Property	Centrally Assessed	Combined (1) Exemptions	Taxable Value	Operating Milage
2013	\$ 8,489,832,236	\$ 627,492,684	\$ 404,336	\$ 2,705,162,954	\$ 6,412,566,302	5.6289
2014	8,929,641,647	638,864,682	478,743	2,808,893,833	6,760,091,239	5.6289
2015	9,465,555,527	634,834,357	548,029	2,892,728,992	7,208,208,921	6.6289
2016	10,280,445,735	653,064,373	607,353	3,017,622,372	7,916,495,089	6.5000
2017	11,255,095,456	686,254,310	640,823	3,148,250,073	8,793,740,516	6.4000
2018	12,402,566,219	965,229,221	645,964	3,676,944,718	9,691,496,686	6.3000
2019	13,654,266,595	987,113,813	647,818	3,837,296,818	10,804,731,408	6.0740
2020	14,863,322,754	1,009,371,151	640,292	4,048,483,699	11,824,850,498	5.9000
2021	16,560,805,462	996,970,108	656,472	4,281,001,212	13,277,430,830	5.6000
2022	19,881,013,220	1,072,605,901	709,895	4,666,327,393	16,288,001,623	5.3000

(1) The Combined Exemptions consists of:

- a) Renewable enegery Sources
- b) Governmental
- c) Widows & Widowers
- d) Disability
- e) Institutional
- f) Homestead - regular and additional
- g) LOLA
- h) Economic Development
- i) Tangible Personal Property Extentions

SOURCE: St. Lucie County Property Appraiser.

NOTE: Tax Roll Year is January 1 to December 31.
City's Fiscal Year is October 1 to September 30.

City of Port St. Lucie, Florida

Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Tax Roll Year	CITY of PORT ST. LUCIE			ST. LUCIE COUNTY			School		Other Agencies		Total City-Wide Millage
	Operating Millage	Debt Service Millage	Total city Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Capital Improvement Millage	Total Schools Millage		
2013	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7570	1.5000	7.2570	4.0252	24.5832
2014	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7410	1.5000	7.2410	3.9877	24.5297
2015	5.4096	1.2193	6.6289	7.9967	0.0154	8.0121	5.7830	1.5000	7.2830	3.9561	25.8801
2016	5.2807	1.2193	6.5000	7.9661	-	7.9661	5.4270	1.5000	6.9270	3.9317	25.3248
2017	5.1807	1.2193	6.4000	8.1361	0.0000	8.1361	5.0740	1.5000	6.5740	3.9110	25.0211
2018	5.0807	1.2193	6.3000	8.1361	0.0000	8.1361	4.8350	1.5000	6.3350	3.8946	24.6657
2019	5.0547	1.0193	6.0740	8.0789	0.0000	8.0789	4.6220	2.5000	7.1220	3.9377	25.2126
2020	4.9807	0.9193	5.9000	7.9335	0.0000	7.9335	4.4490	2.5000	6.9490	3.9523	24.7348
2021	4.8807	0.7193	5.6000	7.6835	0.0000	7.6835	4.3530	2.5000	6.8530	3.9199	24.0564
2022	4.7307	0.5693	5.3000	7.3805	0.0000	7.3805	3.9790	2.5000	6.4790	3.8409	23.0004

SOURCE: Typical Tax bill - St. Lucie County Tax Collector.
NOTE: Rate based on per \$1,000 of taxable property value.
Tax Roll Year is January 1 to December 31.
Municipality's Fiscal Year is October 1 to September 30.

City of Port St. Lucie, Florida

**Principal Property Taxpayers
Current Year and Ten Years Ago**

Tax Payer	2023 Tax Roll			2014 Tax Roll		
	Taxable Value (1)	Rank	Percentage of Total Taxable Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
Florida Power & Light Co.	\$ 217,088,682	1	1.33 %	\$ 85,152,788	1	1.35 %
Wal-Mart Sams Club	76,202,720	2	0.47 %	75,100,396	2	1.19 %
KRG Port St. Lucie Landing LLC	61,182,930	3	0.38 %			
Grande Palms	50,423,183	4	0.31 %			
HCA	50,093,421	5	0.31 %	37,413,901	5	0.59 %
Sandpiper Resort Prop Inc Sandpiper Inc	40,878,549	6	0.25 %	35,675,706	6	0.56 %
Benderson Development Co. Inc.	40,730,158	7	0.25 %	17,499,200	10	0.28 %
Gatlin Owner LLC	35,986,300	8	0.22 %			
Waterleaf Partners LLC	35,661,600	9	0.22 %			
Florida Gas Transmission Co LLC	29,509,886	10	0.18 %			
Inland Diversified PSL Landing				43,133,300	3	0.68 %
Southern Bell Tel.				41,509,730	4	0.66 %
St. Lucie Land LTD				32,737,800	7	0.52 %
Liberty Medical Supply Inc.				24,043,203	8	0.38 %
Floridian Golf Resort LLC				19,640,158	9	0.31 %
Taxable Value of 10 Largest Taxpayers	637,757,429		3.92 %	411,906,182		6.52 %
Taxable Value of Other Taxpayers	15,650,244,194		96.08 %	5,914,753,919		93.48 %
Taxable Value of All Taxpayers	<u>\$16,288,001,623</u>		<u>100.00 %</u>	<u>\$ 6,326,660,101</u>		<u>100.00 %</u>

(1) Includes both Real and Personal Property
 NOTE: Tax Roll Year is January 1 to December 31.
 SOURCES: St. Lucie County property Appraiser and St. Lucie County Tax Collector.

City of Port St. Lucie, Florida

**Special Assessment Districts
Last Ten Fiscal Years**

Fiscal Year	Special Assessments Billed	Special Assessments Collected	Delinquent Payments Collected	Prepayments, Partial Payments and Payoffs Collected (1)
2013-14	\$ 31,305,098	\$ 28,299,746	\$ 389,096	\$ 450,273
2014-15	30,822,446	27,474,035	113,394	221,153
2015-16	30,741,967	27,577,255	205,733	4,990,994
2016-17	24,421,994	21,532,444	229,103	9,127,977
2017-18	22,956,489	20,434,364	949,545	685,320
2018-19	18,570,021	15,895,254	556,102	143,103
2019-20	18,486,748	15,941,051	109,538	633,665
2020-21	18,355,917	15,807,896	104,718	1,043,776
2021-22	15,315,049	12,641,529	535,462	1,961,445
2022-23	12,970,838	12,220,643	110,781	213,099
Ten Year Totals	\$ 223,946,567	\$ 197,824,217	\$ 3,303,472	\$ 19,470,805

Sources: City of Port St. Lucie Finance Department
St. Lucie County Tax Collector

City of Port St. Lucie, Florida
Property Tax Levies and Collections
Last Ten Years

Fiscal Year	Tax Roll Year	Total Tax Levy	Current Tax Collections (1)	Percent of Levy Collected	Delinquent Tax Collections	Collections in Subsequent Years	Total Collections to Date	
							Amount	Percentage of Levy (2)
13-14	2013	\$ 36,157,559	\$ 34,601,262	95.7 %	\$ 257,734	66,216	\$ 34,667,478	95.9 %
14-15	2014	38,064,819	36,657,166	96.3 %	114,893	36,733	36,693,899	96.4 %
15-16	2015	47,796,206	45,796,707	95.8 %	68,453	52,791	45,849,498	95.9 %
16-17	2016	51,463,782	49,449,737	96.1 %	59,540	39,147	49,488,884	96.2 %
17-18	2017	56,293,719	54,076,777	96.1 %	115,890	11,162	54,087,939	96.1 %
18-19	2018	61,070,877	58,686,181	96.1 %	50,735	28,115	58,714,296	96.1 %
19-20	2019	65,647,126	63,033,140	96.0 %	60,484	66,411	63,099,551	96.1 %
20-21	2020	69,799,642	67,078,436	96.1 %	43,439	12,478	67,090,914	96.1 %
21-22	2021	74,589,064	71,648,441	96.1 %	35,625	22,268	71,670,709	96.1 %
22-23	2022	86,399,442	82,928,748	96.0 %	22,268	n/a	\$ 82,928,748	96.0 %

(1) Current Tax Collections presented herein are through the County Tax Collector's Recapitulation date of June 30th.
 -Includes Operating and Debt Service starting with the 2005 Tax Roll Year.
 -Tax Roll Year is January 1st to December 31st.
 -Municipality's Fiscal Year is October 1st to September 30th.
 (2) Does not include Delinquent Tax Collections per Collection Year column.

SOURCE:
 St. Lucie County Tax Collector Records.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

City of Port St. Lucie, Florida

**Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Year	Governmental Activities							
	Population	General Obligation Bonds	Revenue Bonds	Certificate of Participation	Special Assessment District	Tax Increment Financing	Leases	
2014	169,888	\$ 122,334,085	\$ 54,165,601	\$ 37,937,997	\$ 209,101,113	\$ 49,143,626	\$ -	
2015	174,132	119,026,232	49,755,832	35,893,855	195,991,443	46,839,299	-	
2016	178,091	115,467,218	34,383,460	32,528,521	188,127,426	44,985,417	-	
2017	181,284	110,710,552	86,802,381	-	148,651,083	41,737,854	1,284,187	
2018	185,843	106,473,315	80,874,887	-	137,873,667	38,150,667	1,037,419	
2019	191,903	101,459,334	128,282,406	-	131,258,071	34,123,708	780,683	
2020	204,851	96,610,472	125,475,481	-	125,585,244	24,926,491	528,980	
2021	214,514	91,545,747	170,259,343	-	119,028,916	17,895,000	267,109	
2022	224,916	86,364,112	140,172,423	-	115,634,443	16,895,000	532,193	
2023	239,653	80,378,175	130,063,124	-	106,218,580	15,870,000	170,104	
				2023	Governmental Total	<u>332,699,983</u>	-	-

NOTE: Premiums, discounts, and accreted interest are included in the debt amounts above starting Fiscal Year 2013.

Population is an estimate from Florida BEA and includes prior year revisions.

2023 at PAR	75,695,000	121,645,000	-	105,625,000	15,870,000	170,104
(no prem/disc)	-	2023	-	<u>319,005,104</u>	-	-

(1) See the Demographic and Economic Statistics worksheet in the Demographic and Economic section of the Statistical Section for Personal Income detail. Population data is estimated by Florida EDR as of April 1st for each year and includes prior year revisions.

City of Port St. Lucie, Florida

**Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Year	Business-type Activities						Total Debt Citywide	Total Debt Per Capita	(1) Total Debt Per Total Personal Income
	Population	Stormwater Bonds	Utility Revenue Bonds	Leases	Utility Customers	Utility Debt only Per Utility Customer			
2014 169,888	\$ 46,437,195	\$ 427,078,731	\$ -	71,335	\$ 5,987	\$ 946,198,348	\$ 5,570	4.58 %	
2015 174,132	45,387,349	413,937,471	-	71,964	5,752	906,831,481	5,208	4.12 %	
2016 178,091	44,324,544	400,160,674	-	73,194	5,467	859,977,260	4,829	3.69 %	
2017 181,284	43,238,902	386,817,955	-	74,758	5,174	819,242,914	4,519	3.34 %	
2018 185,843	42,127,621	373,307,516	-	76,784	4,862	779,845,287	4,196	2.98 %	
2019 191,903	40,985,131	357,784,948	-	79,762	4,486	794,674,281	4,141		
2020 204,851	40,449,210	342,823,214	-	78,623	4,360	756,399,092	3,747		
2021 214,514	38,644,594	364,239,990	-	83,222	4,377	801,880,699	3,738		
2022 224,916	36,792,772	345,654,385	88,994	87,801	3,937	742,134,322	3,297		
2023 239,653	34,881,853	325,820,993	52,253	91,117	3,576	693,455,082	2,894		
	Enterprise Total	<u>360,702,846</u>	-	-	-	-	-	-	
2023 at PAR (no prem/disc)	<u>30,145,000</u>	<u>304,775,000</u>	<u>52,253</u>	91,117	3,345	653,977,357	2,729		
	-	<u>334,972,253</u>	-	-	-	-	-		

City of Port St. Lucie, Florida

**Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years**

Year	Population	Taxable Value	General Obligation	G. O. Percentage of Taxable Value	General Obligation Debt Per Capita	Total Voter Approved General Obligation Debt	Total General Obligation Issued	Remaining Approved General Debt
2014	169,888	\$ 6,760,091,239	\$ 122,334,085	1.81 %	\$ 720	\$ 165,000,000	\$ 126,730,000	\$ 38,270,000
2015	174,132	7,208,208,921	119,026,232	1.65 %	684	165,000,000	126,730,000	38,270,000
2016	178,091	7,916,495,089	115,467,218	1.46 %	648	165,000,000	126,730,000	38,270,000
2017	181,284	8,793,740,516	110,710,552	1.26 %	611	165,000,000	126,730,000	38,270,000
2018	185,843	9,691,496,686	106,473,315	1.10 %	573	165,000,000	126,730,000	38,270,000
2019	191,903	10,804,731,408	101,459,334	0.94 %	529	165,000,000	126,730,000	38,270,000
2020	204,851	11,824,850,498	96,610,472	0.82 %	479	165,000,000	126,730,000	38,270,000
2021	214,514	13,310,261,247	91,545,747	0.69 %	427	165,000,000	126,730,000	38,270,000
2022	224,905	16,288,001,623	86,364,112	0.53 %	384	165,000,000	126,730,000	38,270,000
2023	239,653	19,874,707,171	80,378,175	0.40 %	335	165,000,000	126,730,000	38,270,000
		2023 G.O. Debt at PAR	75,695,000	0.38 %	316			

SOURCES: Population figures are from the Florida Office of Economic and Demographic Research. Taxable values are from St. Lucie County.

NOTE: A June 2005 voter referendum was approved at 89% for the issuance of general obligation bonds, not to exceed \$165,000,000 for the construction of an east - west corridor through the City. The first bond series was issued in 2005 (\$50,706,844 w/prem), the second was issued in 2006 (\$45,944,355 w/prem), and the third was issued in 2014 (\$36,280,770 w/prem).

The remaining authorized issuance balance at par is shown above in the last three columns.

Population data is estimated by Florida EDR as of April 1st for each year and includes prior year revisions.

City of Port St. Lucie, Florida

**Computation of Direct and Overlapping Bonded Debt
Governmental Bonds
September 30, 2023**

Jurisdiction	Governmental Bonded Debt Outstanding	Percent Applicable to City (1)	Dollar Amount	
			Total Applicable to City	Per Capita Applicable to City
				(Population = 239,653)
Overlapping Debt:				
St. Lucie County	\$ 117,009,974	56.18 %	\$ 65,736,204	\$ 274
St. Lucie County District School Board (2)	<u>167,600,000</u>	46.75 %	<u>78,353,000</u>	<u>327</u>
Overlapping Debt Totals	284,609,974		144,089,204	601
Direct Debt:				
City of Port St. Lucie	<u>335,607,897</u>	100.00 %	<u>335,607,897</u>	<u>1,400</u>
Total and direct debt:	<u>\$ 620,217,871</u>		<u>\$ 479,697,101</u>	<u>\$ 2,001</u>

(1) The percent applicable to the City is calculated using property taxable value ratios.

(2) School Board Year End is June 30. Exemptions for Economic Development and Additional Homestead are not included.

Sources: St. Lucie County Clerk of Circuit Court
St. Lucie County School Board
St. Lucie County Property Appraiser
City of Port St. Lucie Finance Department

City of Port St. Lucie, Florida

Revenue Bond Coverages
For the Years Ended September 30,

Public Services Tax Revenue Bonds, Series 2014B

Fiscal Year Ending	Electric Utility Tax Revenue	Maximum Annual Debt Service Requirement	Debt Service Coverage
2014	\$ 10,811,224	\$ 2,283,235	4.74
2015	11,193,318	1,323,194	8.46
2016	11,636,322	1,323,194	8.79
2017	12,035,953	1,323,194	9.10
2018	12,484,396	1,323,194	9.44
2019	13,359,987	1,323,194	10.10
2020	13,776,865	1,323,194	10.41
2021	14,466,176	1,323,194	10.93
2022	15,701,020	1,323,194	11.87
2023	19,218,965	1,323,194	14.52

City of Port St. Lucie, Florida

Revenue Bond Coverage

Stormwater Utility System

For the Years Ended September 30,

	2023	2022	2021	2020	2019
Stormwater revenues	\$ 25,176,169	\$ 27,101,250	\$ 26,004,360	\$ 24,283,938	\$ 23,675,557
Franchise revenues	14,628,547	12,517,051	10,503,329	9,664,801	9,735,609
Total pledged revenues	<u>39,804,716</u>	<u>39,618,301</u>	<u>36,507,689</u>	<u>33,948,739</u>	<u>33,411,166</u>
Less: Operating expenses (1)	<u>21,675,060</u>	<u>23,369,567</u>	<u>21,248,550</u>	<u>19,626,538</u>	<u>18,590,368</u>
Total net pledged revenues	<u><u>\$ 18,129,656</u></u>	<u><u>\$ 16,248,734</u></u>	<u><u>\$ 15,259,139</u></u>	<u><u>\$ 14,322,201</u></u>	<u><u>\$ 14,820,798</u></u>
Stormwater revenues less operating expenses (1)	\$ 3,501,109	\$ 3,731,683	\$ 4,755,810	\$ 4,657,400	\$ 5,085,189
Annual debt service requirements on Series 2010 A&B, Series 2011 Bond and Series 2020 Bonds	\$ 2,708,550	\$ 2,706,550	\$ 2,706,550	\$ 9,356,726	\$ 3,965,066
Debt service coverage based on total pledged revenues	14.70	14.64	13.49	3.63	8.43
Debt service coverage based on total net pledged revenues	6.69	6.00	5.64	1.53	3.74

(1) Excludes depreciation expense.

City of Port St. Lucie, Florida

Revenue Bond Coverage

Stormwater Utility System

For the Years Ended September 30,

	2018	2017	2016	2015	2014
Stormwater revenues	\$ 23,422,661	\$ 22,305,048	\$ 21,220,834	\$ 20,522,362	\$ 20,281,050
Franchise revenues	9,334,125	9,105,721	8,806,371	8,940,735	8,534,011
Total pledged revenues	<u>32,756,786</u>	<u>31,410,769</u>	<u>30,027,205</u>	<u>29,463,097</u>	<u>28,815,061</u>
Less: Operating expenses (1)	<u>18,346,187</u>	<u>18,237,800</u>	<u>15,925,681</u>	<u>16,429,532</u>	<u>15,761,175</u>
Total net pledged revenues	<u>\$ 14,410,599</u>	<u>\$ 13,172,969</u>	<u>\$ 14,101,524</u>	<u>\$ 13,033,565</u>	<u>\$ 13,053,886</u>
Stormwater revenues less operating expenses (1)	\$ 5,076,474	\$ 4,067,248	\$ 5,295,153	\$ 4,092,830	\$ 4,519,875
Annual debt service requirements on Series 2010 A&B, Series 2011 Bond and Series 2020 Bonds	\$ 3,967,462	\$ 3,972,245	\$ 3,985,849	\$ 3,988,449	\$ 3,902,319
Debt service coverage based on total pledged revenues	8.26	7.91	7.53	7.39	7.38
Debt service coverage based on total net pledged revenues	3.63	3.32	3.54	3.27	3.35

(1) Excludes depreciation expense.

City of Port St. Lucie, Florida

**Revenue Bond Coverage
Water and Sewer Utility System Revenue Bonds
For the Years Ended September 30,**

	2023	2022	2021	2020	2019
Operating revenue					
Charges for services	\$ 102,330,915	\$ 97,464,729	\$ 89,325,901	\$ 82,861,093	\$ 77,148,876
Miscellaneous revenues	247,109	310,111	346,947	227,431	1,020
Total operating revenues	<u>102,578,024</u>	<u>97,774,840</u>	<u>89,672,848</u>	<u>83,088,524</u>	<u>77,149,896</u>
Less: Operating expenses (1)	<u>52,015,126</u>	<u>43,736,793</u>	<u>37,349,858</u>	<u>37,227,766</u>	<u>34,902,523</u>
Net operating revenues	50,562,898	54,038,047	52,322,990	45,860,758	42,247,373
Other revenues					
Interest income	\$ 6,218,802	\$ 1,082,124	\$ 170,092	\$ 1,742,698	\$ 2,294,602
Guaranteed revenue	2,055,998	797,101	1,979,634	1,396,395	587,353
Total other revenues	<u>8,274,800</u>	<u>1,879,225</u>	<u>2,149,726</u>	<u>3,139,093</u>	<u>2,881,955</u>
Total net revenue available	<u>\$ 58,837,698</u>	<u>\$ 55,917,272</u>	<u>\$ 54,472,716</u>	<u>\$ 48,999,851</u>	<u>\$ 45,129,328</u>
Debt service coverage					
Current sub accounts (2)	11,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Debt service requirement	29,550,581	29,388,588	26,774,875	26,614,463	26,614,588
Coverage test (3)					
Test 1a	1.99	1.90	2.03	1.84	1.70
Test 1b	2.36	2.11	2.26	2.07	1.92

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

City of Port St. Lucie, Florida

Revenue Bond Coverage

Water and Sewer Utility System Revenue Bonds

For the Years Ended September 30,

	2018	2017	2016	2015	2014
Operating revenue					
Charges for services	\$ 72,767,625	\$ 74,648,584	\$ 71,447,324	\$ 66,308,665	\$ 64,285,901
Miscellaneous revenues	111,124	137,346	85,911	100,123	72,193
Total operating revenues	<u>72,878,749</u>	<u>74,785,930</u>	<u>71,533,235</u>	<u>66,408,788</u>	<u>64,358,094</u>
Less: Operating expenses (1)	<u>36,932,174</u>	<u>32,841,068</u>	<u>30,306,559</u>	<u>31,105,811</u>	<u>29,870,425</u>
Net operating revenues	35,946,575	41,944,862	41,226,676	35,302,977	34,487,669
Other revenues					
Interest income	\$ 584,378	\$ 711,999	\$ 456,251	\$ 496,409	\$ 371,284
Guaranteed revenue	227,848	128,347	137,440	213,470	478,785
Total other revenues	<u>812,226</u>	<u>840,346</u>	<u>593,691</u>	<u>709,879</u>	<u>850,069</u>
Total net revenue available	<u>\$ 36,758,801</u>	<u>\$ 42,785,208</u>	<u>\$ 41,820,367</u>	<u>\$ 36,012,856</u>	<u>\$ 35,337,738</u>
Debt service coverage					
Current sub accounts (2)	2,500,000	2,500,000	1,500,000	6,085,091	1,500,000
Debt service requirement	26,699,394	26,698,544	31,199,200	29,981,894	32,709,626
Coverage test (3)					
Test 1a	1.38	1.60	1.34	1.20	1.08
Test 1b	1.47	1.70	1.39	1.40	1.13

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

City of Port St. Lucie, Florida

Population Statistics Last Ten Years

Year	City of Port St. Lucie, Florida			County of St. Lucie, Florida			City Population as a Percent of County	
	Population Number	Number Increase (Decrease)	Percent Increase (Decrease)	Population Numbers	Number Increase (Decrease)	Percent Increase (Decrease)		
2014	169,888	1,974	1.2 %	282,821	1,670	0.6 %	60.1 %	
2015	174,132	4,244	2.5 %	287,749	4,928	1.7 %	60.5 %	
2016	178,091	3,959	2.3 %	292,826	5,077	1.8 %	60.8 %	
2017	181,284	3,193	1.8 %	297,634	4,808	1.6 %	60.9 %	
2018	185,843	4,559	2.5 %	302,432	4,798	1.6 %	61.4 %	
2019	191,903	6,060	3.3 %	309,359	6,927	2.3 %	62.0 %	
2020	204,851	12,948	6.7 %	329,226	19,867	6.4 %	62.2 %	
2021	214,514	9,663	4.7 %	340,060	10,834	3.3 %	63.1 %	
2022	224,916	10,402	4.8 %	350,518	10,458	3.1 %	64.2 %	
2023	239,653	14,737	6.6 %	368,505	17,987	5.1 %	65.0 %	
	Ten Year Growth	<u>71,739</u>	42.7 %		<u>87,354</u>	31.0 %	City Growth as a Percent of County Growth 82.1 %	

Sources: Florida Office of Economic and Demographic Research. Population data is estimated as of April 1st for each year and includes prior year revisions.

City of Port St. Lucie, Florida

**Demographic and Economic Statistics
Last Ten Fiscal Years**

Fiscal Year	(1) Personal Income (000)	(1) Per Capita Personal Income	(2) Public School Enrollment	(1) Unemployment Percentage
2014	\$ 20,715,000	\$ 46,672	26,327	7.3 %
2015	22,105,000	48,727	26,266	6.0 %
2016	23,614,000	50,134	26,299	5.8 %
2017	24,825,600	51,824	26,755	4.7 %
2018	26,140,273	54,228	26,523	3.9 %
2019	27,249,575	55,691	26,272	3.5 %
2020	29,281,758	62,331	25,994	5.7 %
2021	33,549,849	67,616	26,020	4.2 %
2022	36,657,864	70,400	28,347	2.9 %
2023	n/a	n/a	29,574	3.5 %

(1) Prior year revisions included per U.S. Department of Labor.

(2) Starting in 2010, includes Savanna Ridge, Renaissance, and Nau Charter schools. Starting in 2011, includes Palm Point Charter.

NOTE: Public school and unemployment figures include Port St. Lucie only. All other figures cover the Port St. Lucie Metropolitan Statistical Area (MSA).

Sources: St. Lucie County Public School System

U.S. Department of Labor

City of Port St. Lucie, Florida

**Principal Employers in St. Lucie County
2023 and 2014**

Employer	2023			2014		
	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
St. Lucie School Board	5,253	1	3.35 %	5,273	1	7.68 %
Lawnwood/HCA Medical	1,847	2	1.18 %	2,189	3	3.19 %
Cleveland Clinic Martin Health	1,500	3	0.96 %			
City of Port St. Lucie	1,363	4	0.87 %	988	8	1.44 %
Walmart Distribution Center	1,273	5	0.81 %	2,253	2	3.28 %
HCA Florida St Lucie Hospital	937	6	0.60 %			-
St. Lucie County	791	7	0.50 %	1,671	5	2.43 %
Indian River State College	734	8	0.47 %	1,996	4	2.91 %
Pursuit Boats	684	9	0.44 %			- %
Florida Power and Light Company	610	10	0.39 %			
Publix				1,466	6	2.13 %
QVC				994	7	1.45 %
Convey Health Solutions				950	9	1.38 %
Liberty Healthcare Group, Inc.				920	10	1.34 %
Total	<u>14,992</u>		<u>9.57 %</u>	<u>18,700</u>		<u>27.23 %</u>
Total jobs available	156,934			68,671		

Sources: Economic Development Council (EDC) of St. Lucie County
 Florida Department of Economic Opportunity
 City of Port St. Lucie Payroll Department
 St. Lucie County Consolidated Annual Financial Report

Note: State and Federal employers not ranked.
 Information is for St. Lucie County. Specific City only information not available.
 This information uses most recent County and EDC data available.

City of Port St. Lucie, Florida

**Construction Values
Last Ten Fiscal Years**

Year	Residential		Commercial	
	Number of Units	Value	Number of Units	Value
2014	836	\$ 103,680,020	276	\$ 21,290,019
2015	928	121,984,614	353	42,343,799
2016	1,165	180,388,212	328	163,062,804
2017	1,492	207,284,671	367	57,745,656
2018	2,677	423,544,740	232	101,604,785
2019	2,546	503,001,543	242	172,844,438
2020	3,700	734,799,046	200	51,397,804
2021	4,885	1,020,908,161	217	391,106,787
2022	3,629	870,618,486	237	580,313,398
2023	3,210	753,839,804	135	130,855,269

Construction Values

Quantity & Amount	Current Year Increase (Decrease) over Prior Year			
	Quantity	Amount	Quantity	Amount
Quantity & Amount	(419)	\$ (116,778,682)	(102)	\$ (449,458,129)
Percentage Change	(11.55) %	(13.41) %	(43.04) %	(77.45) %

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

City of Port St. Lucie, Florida

**Employees - Full Time Equivalents by Function / Program
Last Ten Fiscal Years**

Budgeted Full-time Equivalent Employees per Fiscal Year

Function/Program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Government	170.26	164.46	151.68	148.82	143.44	132.01	135.16	121.40	115.16	107.68
Public Safety	494.54	468.64	445.59	414.63	394.02	390.03	373.00	366.13	350.75	350.50
Physical Environment	37.09	18.00	18.10	18.00	16.00	16.00	14.00	14.00	14.00	14.00
Transportation	77.00	71.00	67.00	68.00	66.00	54.00	66.00	58.00	51.00	51.65
Economic Environment	8.25	8.83	8.16	10.38	9.43	13.80	7.86	6.48	7.40	7.38
Human Services	13.50	12.50	12.50	12.50	12.50	7.30	12.00	11.00	11.00	11.00
Culture and Recreation	155.32	143.61	138.28	139.92	128.67	128.67	123.05	118.80	117.09	115.99
Utility Systems	303.20	290.00	277.00	264.00	256.00	253.00	249.00	249.00	244.50	245.10
Stormwater Utility	60.00	59.00	59.00	59.00	61.00	73.00	61.00	61.00	67.50	67.50
Golf Course	10.18	9.90	9.51	9.38	9.38	9.38	9.38	9.38	9.38	9.63
Total	1,329.34	1,245.94	1,186.82	1,144.63	1,096.44	1,077.19	1,050.45	1,015.19	987.78	980.43

Source: Annual Budget

Note: Building Department moved from General Government to Public Safety in FY 2014
 Keep Port St Lucie Beautiful moved from General Government to Physical Environment in FY 2023
 Facilities Department moved from Transportation to Physical Environment in FY 2023

City of Port St. Lucie, Florida
Departmental Operating Indicators
Last Ten Fiscal Years

Function/Program	2023	2022	2021	2020	2019
City Council (1)					
Council Meetings	60.00	61.00	65.00	59.00	64.00
Boards & Committee Meetings	207.00	248.00	267.00	184.00	200.00
City Clerk					
Records Requested	4,154.00	819.00	684.00	576.00	1,155.00
Ordinances & Resolutions	224.00	278.00	270.00	221.00	191.00
Legal Notices Posted	103.00	184.00	144.00	335.00	359.00
Finance Department (1)					
Accounts Payable Checks	9,805.00	12,951.00	12,026.00	11,000.00	12,345.00
Wire & Electronic Transfers	3,958.00	3,017.00	1,691.00	1,600.00	1,514.00
Journal Entries	6,167.00	6,919.00	6,751.00	7,300.00	7,334.00
Business Tax Applications	9,673.00	9,350.00	8,754.00	8,376.00	8,105.00
Human Resources					
Employment Applications Processed	8,194.00	7,038.00	7,038.00	6,871.00	6,292.00
Neighborhood Services					
Housing Assistance (#of families)	66.00	18.00	11.00	17.00	2.00
Code Cases	19,557.00	7,281.00	8,746.00	10,987.00	10,543.00
Code Board Hearings	1,135.00	877.00	1,905.00	1,274.00	1,527.00
Information Technology (1)					
Servers Maintained (incl. virtual)	217.00	201.00	156.00	153.00	200.00
Workstations Maintained	2,892.00	2,545.00	2,238.00	1,964.00	1,814.00
Work Orders Completed	10,687.00	10,135.00	10,260.00	8,067.00	7,534.00
Management & Budget					
Budget Amendments	2.00	2.00	2.00	2.00	2.00
Procurement Management (1)					
Requests for Proposals	126.00	120.00	128.00	126.00	148.00
Contracts Maintained	770.00	1,656.00	1,500.00	1,408.00	1,335.00
Animal Control					
Animal Cases	2,532.00	4,554.00	2,320.00	2,284.00	2,659.00
Animal Licenses	3,228.00	3,284.00	3,466.00	3,303.00	4,284.00
Planning Department					
Plans and Petitions Reviewed	249.00	270.00	186.00	247.00	112.00
Comprehensive Plan Amendments	17.00	6.00	16.00	11.00	14.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida
Departmental Operating Indicators
Last Ten Fiscal Years

Function/Program	2018	2017	2016	2015	2014
City Council (1)					
Council Meetings	54.00	42.00	46.00	50.00	52.00
Boards & Committee Meetings	117.00	134.00	162.00	121.00	185.00
City Clerk					
Records Requested	2,861.00	1,512.00	1,318.00	1,356.00	1,028.00
Ordinances & Resolutions	137.00	191.00	204.00	250.00	245.00
Legal Notices Posted	397.00	436.00	325.00	275.00	295.00
Finance Department (1)					
Accounts Payable Checks	11,904.00	10,627.00	10,350.00	11,165.00	15,393.00
Wire & Electronic Transfers	676.00	6,094.00	5,658.00	5,592.00	535.00
Journal Entries	9,575.00	11,246.00	11,435.00	12,338.00	13,700.00
Business Tax Applications	7,765.00	7,304.00	8,300.00	9,100.00	7,600.00
Human Resources					
Employment Applications Processed	6,213.00	5,844.00	5,289.00	4,099.00	5,200.00
Neighborhood Services					
Housing Assistance (#of families)	13.00	36.00	20.00	40.00	74.00
Code Cases	13,482.00	7,216.00	7,898.00	8,681.00	9,582.00
Code Board Hearings	3,511.00	499.00	754.00	621.00	994.00
Information Technology (1)					
Servers Maintained (incl. virtual)	145.00	139.00	148.00	145.00	145.00
Workstations Maintained	1,621.00	3,136.00	2,686.00	2,328.00	2,373.00
Work Orders Completed	7,685.00	7,376.00	5,828.00	4,976.00	4,429.00
Management & Budget					
Budget Amendments	2.00	4.00	4.00	3.00	3.00
Procurement Management (1)					
Requests for Proposals	235.00	274.00	205.00	145.00	120.00
Contracts Maintained	2,930.00	4,675.00	4,695.00	837.00	1,700.00
Animal Control					
Animal Cases	3,177.00	7,414.00	7,138.00	7,128.00	7,496.00
Animal Licenses	3,373.00	11,374.00	11,672.00	7,010.00	9,811.00
Planning Department					
Plans and Petitions Reviewed	185.00	99.00	95.00	77.00	114.00
Comprehensive Plan Amendments	7.00	11.00	14.00	5.00	9.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida
Departmental Operating Indicators
Last Ten Fiscal Years

Function/Program	2023	2022	2021	2020	2019
Police Department (1)					
Arrests	1,922.00	2,198.00	1,910.00	1,954.00	2,013.00
Traffic Citations Issued	48,578.00	49,326.00	53,591.00	41,116.00	21,990.00
Calls for Service	155,417.00	158,610.00	151,153.00	154,789.00	146,498.00
Parking Tickets	382.00	184.00	116.00	134.00	198.00
Municipal Garage					
Vehicle Accidents	74.00	70.00	72.00	157.00	140.00
Parks & Recreation Department					
Parks Maintained	51.00	49.00	47.00	46.00	48.00
Recreation Programs	4,662.00	4,376.00	5,679.00	1,602.00	2,672.00
Acres maintained	1,583.00	1,557.00	1,537.00	1,557.00	4,629.00
Engineering Department (1)					
Residential Plot Plans Reviewed	3,308.00	3,676.00	5,315.00	3,917.00	3,001.00
Site Plans Reviewed	332.00	393.00	278.00	200.00	214.00
Mark & Locates	12,965.00	19,770.00	15,000.00	14,636.00	3,314.00
Public Works (1)					
Swale Improvements (linear feet)	6,360.00	30,965.00	25,000.00	25,000.00	31,065.00
Canal Drainage Mnt. (miles)	16.00	19.00	22.00	25.00	24.00
Street Paving (overlay miles)	47.00	51.00	33.00	32.00	35.00
Building Department					
Permits Issued	53,142.00	64,634.00	69,541.00	51,174.00	39,744.00
Plans Reviewed & Approved	38,237.00	25,260.00	29,707.00	18,683.00	17,617.00
Total Dwelling Units	3,600.00	4,525.00	5,235.00	3,413.00	2,200.00
Utility Department					
Underground Locates	42,541.00	56,221.00	48,589.00	31,186.00	28,182.00
Water Mains maintained (miles)	1,347.00	1,316.00	1,295.00	1,279.00	1,263.00
Sewer Mains Maintained (miles)	1,168.00	1,141.00	1,124.00	1,108.00	1,072.00
Water Treatment Capacity (mgd)	42.00	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	18.00	18.00	18.00	18.00	18.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida
Departmental Operating Indicators
Last Ten Fiscal Years

Function/Program	2018	2017	2016	2015	2014
Police Department (1)					
Arrests	4,483.00	3,887.00	3,893.00	3,948.00	3,445.00
Traffic Citations Issued	6,349.00	11,098.00	4,434.00	9,538.00	10,881.00
Calls for Service	129,596.00	142,023.00	110,647.00	110,013.00	113,122.00
Parking Tickets	262.00	726.00	211.00	352.00	399.00
Municipal Garage					
Vehicle Accidents	118.00	139.00	81.00	89.00	83.00
Parks & Recreation Department					
Parks Maintained	47.00	47.00	46.00	36.00	36.00
Recreation Programs	1,622.00	1,795.00	1,650.00	1,588.00	1,588.00
Acres maintained	4,616.00	4,017.00	4,012.00	3,985.00	885.00
Engineering Department (1)					
Residential Plot Plans Reviewed	2,234.00	1,231.00	1,125.00	912.00	734.00
Site Plans Reviewed	198.00	174.00	163.00	222.00	144.00
Mark & Locates	3,117.00	3,604.00	2,731.00	3,015.00	3,015.00
Public Works (1)					
Swale Improvements (linear feet)	53,900.00	78,610.00	106,843.00	26,590.00	126,590.00
Canal Drainage Mnt. (miles)	10.00	24.00	33.00	31.00	31.00
Street Paving (overlay miles)	17.00	16.00	8.00	9.00	5.00
Building Department					
Permits Issued	22,504.00	15,269.00	12,675.00	10,609.00	10,609.00
Plans Reviewed & Approved	14,201.00	8,985.00	7,712.00	7,956.00	7,956.00
Total Dwelling Units	2,239.00	900.00	590.00	491.00	491.00
Utility Department					
Underground Locates	14,192.00	12,439.00	8,268.00	8,539.00	6,406.00
Water Mains maintained (miles)	1,238.00	1,233.00	1,230.00	1,225.00	1,220.00
Sewer Mains Maintained (miles)	1,053.00	1,048.00	1,045.00	1,038.00	1,036.00
Water Treatment Capacity (mgd)	41.65	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	18.00	16.93	16.93	18.00	18.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida

Capital Asset Statistics
Last Ten Fiscal Years

Function/Program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Police Department										
Stations	2	2	2	2	2	2	2	2	2	2
Police / Public Safety Vehicles	374	344	363	337	326	353	362	354	343	301
Average Total Mileage per Veh.	39,000	50,000	60,000	54,000	49,529	58,637	71,485	73,031	73,739	76,939
Municipal Garage										
Non-Public Safety Vehicles	635	606	537	433	430	381	403	386	382	358
Average Total Mileage per Veh.	54,000	60,000	60,000	67,000	65,180	70,007	72,947	71,981	73,606	74,786
Parks & Recreation Department										
Parks Maintained	51	49	47	46	48	47	47	47	46	36
Acres Maintained	1,583	1,557	1,537	1,557	1,529	4,619	4,616	4,017	4,012	3,985
Engineering										
Traffic Signals	117	107	106	105	105	162	162	161	157	158
Street Lights	3,231	3,191	3,133	3,022	3,022	6,601	6,578	6,488	6,387	6,228
Public Works										
Paved Streets (miles)	917	917	917	917	914	910	917	917	917	888
Utility Department										
Water Mains (miles)	1,347	1,316	1,295	1,279	1,263	1,245	1,238	1,233	1,230	1,225
Water Treatment Plants	2	2	2	2	2	2	2	2	2	2
Water Treatment Capacity (million gallons per day)	42	42	42	42	42	42	42	42	42	42
Wastewater Mains (miles)	1,168	1,141	1,124	1,108	1,072	1,057	1,053	1,048	1,045	1,038
Wastewater Treatment Plants	2	2	2	2	2	2	2	2	3	2
Wastewater Treatment Capacity (million gallons per day)	18	18	18	18	18	18	18	17	17	18
Golf Course										
Municipal Golf Course	1	1	1	1	1	1	1	1	1	1

Source: Annual Budget; Public Works and Finance Department

City of Port St. Lucie, Florida

**Utility System Statistics
Ten Largest Accounts FY 22 - 23**

	Customer	Account Type	Water	Sewer	Total	Percentage
1	FL Dept of Corrections	Institutional	1,360,604	-	1,360,604	1.40 %
2	Wynne Building Corp	Residential	340,041	566,678	906,719	0.93 %
3	School Board of St Lucie County	Institutional	289,736	466,239	755,975	0.78 %
4	Allied New Technologies Inc	Industrial	732,296	-	732,296	0.75 %
5	Tropicana Manufacturing Co	Industrial	614,414	8,321	622,735	0.64 %
6	Altitude Hospitality LLC	Institutional	164,931	271,344	436,275	0.45 %
7	Creative Choice Homes	Residential	161,640	249,635	411,275	0.42 %
8	Vista St Lucie	Residential	88,604	157,140	245,744	0.25 %
9	Cleveland Clinic	Medical	115,968	103,846	219,814	0.22 %
10	KMJ Apartments LLC	Residential	74,280	128,872	203,152	0.21 %
			<u>3,942,514</u>	<u>1,952,075</u>	<u>5,894,589</u>	<u>6.05 %</u>
	Total of others				<u>91,535,643</u>	<u>93.95 %</u>
	Total of all customers				<u>97,430,232</u>	<u>100.00 %</u>

COMPLIANCE SECTION



PORT ST. LUCIE
HEART OF THE TREASURE COAST



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida, (the "City") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 31, 2024. Our report includes a reference to other auditors who audited the financial statements of the Municipal Police Officers Pension Trust Fund, as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Pursuant to provisions of Chapter 10.550, *Rules of the Auditor General*, we reported certain matters to management of the City in a separate management letter and Independent Accountant's Report dated May 31, 2024.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

MSL, P.A.

Certified Public Accountants

Fort Lauderdale, Florida
May 31, 2024



**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER
COMPLIANCE AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE REQUIRED BY THE UNIFORM GUIDANCE
AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL**

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project

We have audited the compliance of the City of Port St. Lucie, Florida (the “City”) with the types of compliance requirements described in the U.S. Office of Management and Budget (“OMB”) *Compliance Supplement* and the requirements described in the Department of Financial Services’ *State Projects Compliance Supplement* that could have a direct and material effect on each of the City’s major federal programs and state projects for the fiscal year ended September 30, 2023. The City’s major federal programs and state projects are identified in the summary of auditor’s results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the fiscal year ended September 30, 2023.

Basis for Opinion for Each Major Federal Program and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)); and Chapter 10.550, *Rules of the Auditor General*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program and state project. Our audit does not provide a legal determination of the City’s compliance with the compliance requirements referred to above.

Responsibility of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City’s federal programs and state projects.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance; and Chapter 10.550, *Rules of the Auditor General* will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program and state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance; and Chapter 10.550, *Rules of the Auditor General*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or state project on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Report on Internal Control over Compliance (Continued)

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses as defined above. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated May 31, 2024, which contained unmodified opinions on those financial statements. Our report on the basic financial statements also contained references to the reports of other auditors. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance is presented for the purposes of additional analysis, as required by the Uniform Guidance, Chapter 69I-5, *Schedule of Expenditures of State Financial Assistance*, Rules of the Department of Financial Services, and Chapter 10.550, *Rules of the Auditor General*, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

MSL, P.A.

Certified Public Accountants

Fort Lauderdale, Florida
May 31, 2024

City of Port St. Lucie, Florida
Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2023

Description	ALN/ CSFA #	Contract Grant Number	Expenditures	Transfers to Subrecipient
FEDERAL AWARDS:				
<u>US Department of Commerce</u>				
Pass-Through Florida Department of Commerce (DEO)				
COVID-19 - Community Development Block Grants/Entitlement Grant	14.228	H2464	2,500	
Small Business Assistance COVID-19				
Total US Department of Commerce			<u>2,500</u>	
<u>US Department of Homeland Security</u>				
Disaster Grants-Public Assistance (Presidentially Declared Disaster)				
Passed Through the Florida Division Emergency Management:				
Disaster Grants-Public Assistance (Presidentially Declared Disaster)- Hurricane Ian (DR 4673)	97.036	Z3036	843,433	
Total US Department of Homeland Security			<u>843,433</u>	
<u>US Department of Emergency Management</u>				
Direct Program:				
Hazard Mitigation Grant-Sewer System Electrical Panel Upgrade	97.039	H0431	345,089	
Total US Department of Emergency Management			<u>345,089</u>	
<u>US Department of Treasury</u>				
Direct Program				
Emergency Rental Assistance 2021- COVID 19	21.023	ERA0156	724,066	724,066
Emergency Rental Assistance (ERA 2)		ERAE0544	639,800	639,800
Total Program			<u>1,363,866</u>	<u>1,363,866</u>
American Rescue Plan Act 2021 (ARPA)- COVID 19	21.027	SLFRP3358	4,226,033	
Total US Department of Treasury			<u>5,589,899</u>	<u>1,363,866</u>
<u>US Department of Housing and Urban Development</u>				
Direct Program:				
Community Development Block Grants/Entitlement Cluster				
Community Development Block Grants/Entitlement Grant (18-19)	14.218	B-18-MC-12-0038	37,922	
Community Development Block Grants/Entitlement Grant (19-20)		B-19-MC-12-0038	24,999	
Community Development Block Grants/Entitlement Grant (20-21)		B-20-MC-12-0038	120,905	
Community Development Block Grants/Entitlement Grant (21-22)		B-21-MC-12-0038	486,156	
Community Development Block Grants/Entitlement Grant (22-23)		B-22-MC-12-0038	913,264	
Community Development Block Grants/Entitlement Grant (NSP-1)		B-08-MN-12-0025	29,777	
Community Development Block Grants/Entitlement Grant (NSP-3)		B-11-MN-12-0025	5,104	
Community Development Block Grants COVID 19/Entitlement Grant (19-20)		B-20-MW-12-0038	38,527	
Total US Department of Housing and Urban Development			<u>1,656,655</u>	
<u>US Department of Justice</u>				
Direct Program				
Edward Byrne Justice Assistance Grant (JAG) Program	16.738	15PBJA-22-GG-02602-JAGX	1,050	
Public Safety Partnership and Community Policing Grant				
COPS Office Hiring Program (CHP) - Gang Unit	16.710	2020ULWX0046	208,456	
Comprehensive Opioid, Stimulant, and Substance Abuse Site-based Program (COSSAP)				
Subtotal Program	16.838	15PBJA-22-GG-04487-COAP	<u>76,815</u>	
Pass-Through Florida Department of Law Enforcement			<u>286,321</u>	
Edward Byrne Justice Assistance Grant (JAG) Program				
Pass-Through Florida Office of the Attorney General	16.738	8C124	14,882	
Victims of Crime Act (VOCA)				
Subtotal Program	16.575	VOCA-2022-945	<u>229,544</u>	
Total US Department of Justice			<u>244,426</u>	
<u>US Department of Transportation</u>				
530,747				
Pass-Through Florida Department of Transportation				
LAP Grant- Gatlin Blvd Adaptive Signal Control				
LAP Grant- Alcantarra Sidewalk	20.205	G2E03	477,254	
LAP Grant-Selvitz Sidewalk		G2709	332,560	
Total US Department of Transportation		G2E39	<u>304,736</u>	
<u>US Department of Environmental Protection</u>				
1,114,550				
Direct Program:				
Water Quality Restoration				
McCarty Ranch Extension Water Quality Restoration Area 4	66.460	NF080	718,950	
Total US Department of Environmental Protection			<u>718,950</u>	

City of Port St. Lucie, Florida
Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2023

Description	ALN/ CSFA #	Contract Grant Number	Expenditures	Transfers to Subrecipient
<u>National Endowment for the Arts</u>				
Direct Program				
Promotion of the Arts- International Festival	45.024	1905110-62	<u>24,586</u>	
Total National Endowment for the Arts			<u>24,586</u>	
TOTAL EXPENDITURES OF FEDERAL AWARDS			<u>\$ 10,826,410</u>	<u>\$ 1,363,866</u>
<u>STATE FINANCIAL ASSISTANCE:</u>				
<u>Florida Department of Environmental Protection</u>				
Direct Program				
Alternative Water Supply -McCarty Ranch Reservoir and Water Treatment Plan (Areas 3, 4, & 6)	37.100	4600004145	487,200	
Florida Recreation Development Assistance Program -Winterlakes Park Phase II	37.017	A1023	200,000	
McCarty Ranch Extension Water Quality Restoration Area 4	37.039	NF080	1,024,862	
Statewide Water Quality Restoration Project- Saints Drainage Improvement Project	37.039	NS084	<u>1,029,169</u>	
Total Direct Program			<u>2,741,231</u>	
Passed Through South Florida Water Management District:				
Statewide Water Quality Restoration Project- St Lucie/C-23 (McCarty Ranch Extension) Area 4	37.039	4600004349	193,940	
Total Indirect Program			<u>193,940</u>	
Total Florida Department of Environmental Protection			<u>2,935,171</u>	
<u>Florida Department of Transportation</u>				
Direct Program				
Transportation Regional Incentive Program (TRIP)- Widening PSL Blvd - Darwin Blvd to Gaitlin Blvd	55.026	G-1W27	<u>643,709</u>	
Total Florida Department of Transportation			<u>643,709</u>	
<u>Florida Housing Finance Corporation:</u>				
Direct Program				
State Housing Initiatives Partnership Program (SHIP)	40.901	n/a	<u>1,396,202</u>	
Total Florida Housing Finance Corporation			<u>1,396,202</u>	
TOTAL STATE FINANCIAL ASSISTANCE			<u>\$ 4,975,082</u>	
TOTAL EXPENDITURES OF FEDERAL AWARDS & STATE FINANCIAL ASSISTANCE			<u>\$ 15,801,491</u>	<u>\$ 1,363,866</u>

City of Port St. Lucie, Florida
Notes to Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2023

NOTE A - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance was prepared to summarize the activity of all federal and state awards of the City of Port St. Lucie, Florida for the year ended September 30, 2023. For purposes of this schedule, federal programs and state financial assistance included all grants entered into directly between the City and agencies and departments of the federal or state government with expenditures during the fiscal year. Federal programs and state financial assistance passed through from other government agencies are also included in the schedule. The schedule also includes reimbursements in the current year if qualifying expenditures were incurred by the City in prior years' but were determined to be qualifying for reimbursement and received in the current year. Additionally, the City did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended September 30, 2023.

NOTE B - PROGRAM INCOME

The federal expenditures presented in the Schedule of Expenditures of Federal Awards and State Financial Assistance for the City of Port St. Lucie, Florida include expenditures funded by program income. The following schedule shows total grant-related expenditures and their funding source for HUD grants, as these are the only grants with program income.

Program Title	AL Number	
Community Development Block Grant (CDBG)	14.218	
Federal expenditures funded by program income		\$ 111,239
Total grant-related expenditures reported on SEFA		<u>\$ 1,583,246</u>
Neighborhood Stabilization Program (NSP 1)	14.218	
Federal expenditures funded by program income		\$ 29,777
Total grant-related expenditures reported on SEFA		<u>\$ 29,777</u>
Neighborhood Stabilization Program (NSP 3)	14.218	
Federal expenditures funded by program income		\$ 5,104
Total grant-related expenditures reported on SEFA		<u>\$ 5,104</u>

NOTE C - CONTINGENCY

The grant revenue amounts received are subject to audit and adjustment. If any expenditures are disallowed by a grantor agency as a result of such audit, any claim for reimbursement to the grantor agencies would become a liability of the City. In the opinion of management, all grant expenditures are in compliance with the terms of the grant agreements and applicable federal and state laws and regulations.

NOTE D - INDIRECT COST RATE

The City did not elect to utilize the 10% de minimis indirect cost rate.

NOTE E - SEFA PRIOR YEAR EXPENDITURES

During the current fiscal year, it was determined that the following grant expenditures should have been reported in the prior year SEFA. The expenditures related to the prior fiscal year are ALN 97.039 \$345,089; ALN 66.460 \$592,790 and CSFA 37.039 \$841,379.

CITY OF PORT ST. LUCIE, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2023

SECTION I - SUMMARY OF INDEPENDENT AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:

Unmodified Opinion

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported

Noncompliance material to financial statements noted? Yes No

Federal Awards and State Financial Assistance

Internal control over federal programs and state projects:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported

Type of report issued on compliance for major federal programs and state projects:

Unmodified Opinion

Any audit findings disclosed that are required to be reported in accordance with Section 200.516(a) of the Uniform Guidance or Chapter 10.557, Rules of the Auditor General? Yes No

Identification of Major Federal Programs and Major State Projects:

<u>AL Numbers</u>	<u>Name of Federal Program(s)</u>
14.218	Community Development Block Grant
20.205	Highway Planning and Construction
21.023	Emergency Rental Assistance
21.027	Coronavirus State and Local Fiscal Recovery Funds
97.036	Disaster Grants – Public Assistance

<u>CSFA Numbers</u>	<u>Name of State Projects</u>
37.039	Statewide Water Quality Restoration Projects
40.901	State Housing Initiatives Partnership Program

Dollar threshold used to distinguish between
 Type A and Type B programs: Federal \$750,000
 State \$750,000

Auditee qualified as low-risk auditee? Yes No

CITY OF PORT ST. LUCIE, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS *(Continued)*

For the Year Ended September 30, 2023

Section II - Findings Related to the Financial Statement Audit, as required to be reported in accordance with *Government Auditing Standards*

No matters are reported.

Section III - Federal Award Findings and Questioned Costs Section reported in accordance with the Uniform Guidance

No matters are reported.

Section IV - Status of Prior Year Findings

Finding SD 2022-001 was corrected in the current year.



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Report on the Financial Statements

We have audited the basic financial statements of the City of Port St. Lucie, Florida (the "City") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 31, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* ("Uniform Guidance"); and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have also issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and on Internal Control over Compliance and Report on Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*, Schedule of Findings and Questioned Costs, and Independent Accountant's Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated May 31, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial report. The findings and recommendations made in the preceding annual financial report have been corrected.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and report the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based, in part, on representations made by management and the review of financial information provided by same. The assessment was done as of the fiscal year end.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we have the following recommendations:

MLC 2023-001 – Preparation of the Schedule of Expenditures of Federal Awards

Criteria: 2 CFR 200.510(b), requires the auditee to prepare a Schedule of Expenditures of Federal Awards ("SEFA") for the period covered by the auditee's financial statements which must include the total Federal awards expended as determined in subsection 200.502.

Condition: The City's current year SEFA includes expenditures and transactions that should have been reported in previous period.

Cause: The City is currently conducting monitoring and review procedures over its SEFA preparation procedures. These procedures were implemented in response to a previous finding (2021-001). During the process, it was discovered that expenditures were not reported accurately in the previous year.

Effect: The current year SEFA includes expenditures unrelated to the period covered.

Recommendation: We recommend that the City continue to implement and improve its process over the preparation of the SEFA.

Views of responsible officials and planned corrective action: In May 2023, the City implemented additional procedures to ensure proper reporting on the SEFA. Upon self-review by the Grants team, it was discovered that some grantor billings prepared in the current fiscal year contained expenditures that were not reported on the prior year's SEFA (2022). When discovered, the City promptly reported the findings to the City's External Auditors.

Some of these expenditures typically would not have been uncovered by a routine audit but were self-reported upon the City's discovery. We felt it was important to maintain our stance that if we find an error in our financial reporting, we correct it and disclose it to the Auditors as necessary. The City continues to implement additional controls and procedures to enhance our reporting. Since May 2023, the Grants team has strengthened and developed several proactive departmental initiatives. One of the initiatives is to meet monthly with departmental staff that have grants. During that meeting, we review their projects, expenditures, and explain the importance of both quarterly and year-end financial reporting for the SEFA. The Grants team also works side by side with the Grants Advocacy team in the City Manager's office to assist departmental staff with grants and to become more aware of what is up and coming with new grant opportunities. This collaboration allows all of us to be better prepared on the compliance requirements that might be tied to those grants.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

MLC 2023-002 – Florida Building Code

Criteria: Section 553.80(7)(a), Florida Statutes, states that a local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous four (4) years.

Condition: The City’s Building Department Fund has a fund balance in excess of the statutory maximum amount.

Cause: The City was not aware of the Florida Statute referenced above.

Effect: The City is currently not in compliance with Section 553.80(7)(a), Florida Statutes.

Recommendation: We recommend that the City develop and approve a plan to spend down its excess fund balance in accordance with Section 553.80(7)(a), Florida Statutes.

Views of responsible officials and planned corrective action: The City will determine a plan to spend down the Building Department’s fund balance to comply with Section 553.80(7)(a), Florida Statutes.

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicated the failure of a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.544(1)(i)6, *Rules of the Auditor General*, the Port St. Lucie Community Redevelopment Agency reported:

- a. The total number of district employees compensated in the last pay period of the district’s fiscal year as 1.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district’s fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$162,928.66.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as 0.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as its original budget was \$6,478,830 and final amended budget was \$7,652,330.

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Mayor, City Council, and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

MSL, P.A.

Certified Public Accountants

Fort Lauderdale, Florida
May 31, 2024



INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and
Members of the City Council
City of Port St. Lucie, Florida

We have examined the City of Port St. Lucie, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2023. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the City's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

MSL, P.A.

Certified Public Accountants

Fort Lauderdale, Florida
May 31, 2024

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Stephen Okiye, who being duly sworn, deposes and says on oath that:

1. I am the Finance Director/City Treasurer of the City of Port St. Lucie which is a local governmental entity of the State of Florida.
2. The governing body of City of Port St. Lucie adopted Ordinance No. 13- 24 implementing a Public Buildings impact fee; Ordinance No. 13-25 implementing a Parks and Recreation impact fee; Ordinance No. 21-75 implementing a Mobility Fee; Ordinance No. 13-27 implementing a Law Enforcement impact fee.
3. The City of Port St. Lucie has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.




STEPHEN OKIYE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO AND SUBSCRIBED before me this 21st day of May, 2024.



REYNA HAHN
Commission # HH 432491
Expires August 13, 2027



NOTARY PUBLIC
Print Name Reyna Hahn

Personally known or produced identification _____

Type of identification produced: _____

121 SW Port St. Lucie Blvd.,
Port St. Lucie, FL 34984

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